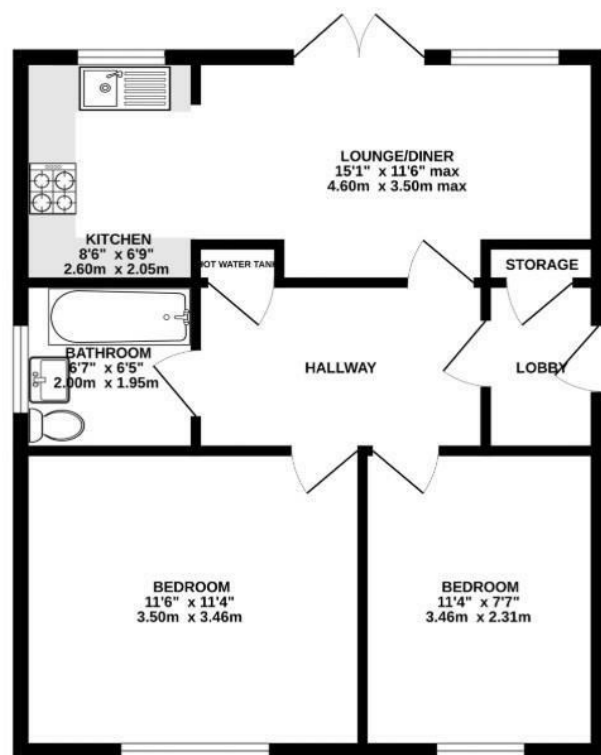




**RAWLINSON  
&WEBBER.**

Spreighton Road, West Molesey  
Asking Price £349,950 Leasehold

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Measure (2002/91/EC)



## Property Description

Rawlinson and Webber are pleased to welcome to the market this recently-decorated two-bedroom ground-floor apartment, located within a quiet residential development in West Molesey. Offering approximately 622 sq. ft. (57.8 sq. m.) of accommodation, unallocated off-street parking and direct access onto communal gardens.

The property features a bright and spacious lounge/dining room with double doors opening directly onto the communal garden, creating an inviting space for home/family life. Attached to the open-plan reception lies the kitchen with ample units and workspace with white goods such as a fridge/freezer, dishwasher and a washing machine (subject to negotiations).

There are two double bedrooms with the principal bedroom benefiting from built-in wardrobes and a contemporary bathroom - all accessed from a central hallway which also provides a storage cupboard. There is also a small lobby area welcoming you into the property, ideal for storing winter wear and shoes.

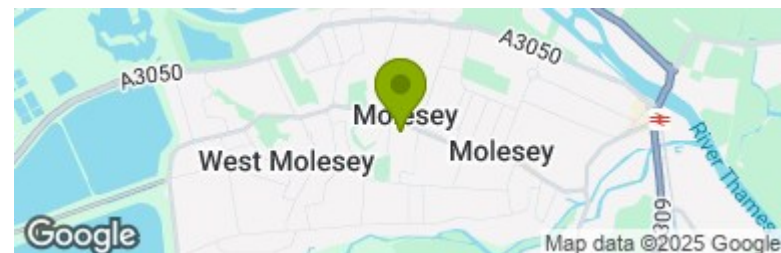
Externally, the property benefits from allocated off-street parking and well-maintained communal gardens that can be enjoyed directly from your lounge.

Located close to local shops, schools, and transport links, Juniper Court provides easy access to Hampton Court, East Molesey, and West Molesey amenities, as well as excellent connections to London Waterloo via nearby rail services.

## Features

- GROUND-FLOOR APARTMENT
- 2 BEDROOMS
- LOUNGE/DINING ROOM WITH DOUBLE DOORS ONTO COMMUNAL GARDENS
- KITCHEN
- BATHROOM
- ALLOCATED PARKING
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- VACANT POSSESSION
- ELECTRIC HEATING & DOUBLE GLAZING

Council Tax Band D EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		