



**RAWLINSON
&WEBBER.**

Bridge Road, East Molesey
Asking Price £399,950 Leasehold



Property Description

INCLUSIVE OF NEW LEASE

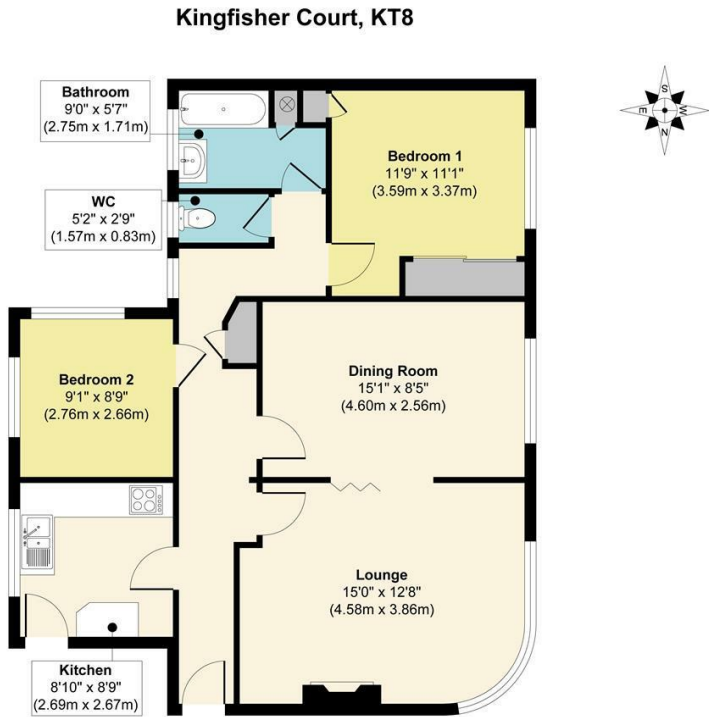
Rawlinson and Webber are delighted to present this Art Deco ground floor apartment in Kingfisher Court, East Molesey. This 2/3 bedroom property holds a Grade II Listed status and is situated in the highly sought-after development. Offering a range of amenities, residents can enjoy a private swimming pool, tennis court, communal gardens, and access to the picturesque River Mole.

Conveniently located near Hampton Court, renowned for its Palace, dining options, cafes, and train station (zone 6). Bus routes are also available, connecting to Walton on Thames, Hersham, and Kingston, which offers extensive shopping opportunities. With the added advantage of no onward chain, the property also offers spacious living areas including a kitchen, a good-size lounge with a fireplace, a dining room, two spacious bedrooms, and a family bathroom with a separate W/C.

The property further benefits from a new lease, its own secure allocated parking space and ample visitor bays. Now in need of updating, this apartment offers a great opportunity for the right buyer to create a wonderful home or rental investment. We highly recommend your early viewing of this unique property to fully appreciate its potential and location advantages.

Features

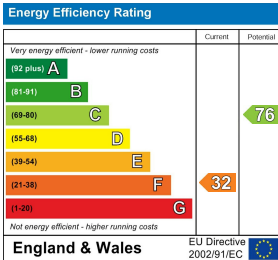
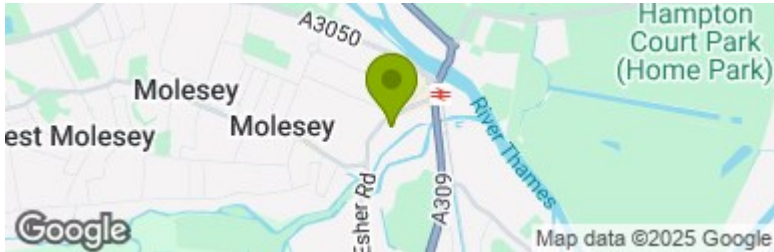
- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN
- BATHROOM & SEPARATE W/C
- 1 ALLOCATED PARKING SPACE
- COMMUNAL SWIMMING POOL, TENNIS COURT, GARDENS & RIVER BACKING
- PRIVATE GATED DEVELOPMENT
- INCLUSIVE OF NEW LEASE
- NO ONWARD CHAIN



Approx. Gross Internal Floor Area 857 sq. ft / 79.64 sq. m.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



EPC Rating:

F

Council Tax Band

D