

**RAWLINSON  
&WEBBER.**

Walton Road, East Molesey  
Asking Price £239,950 Leasehold



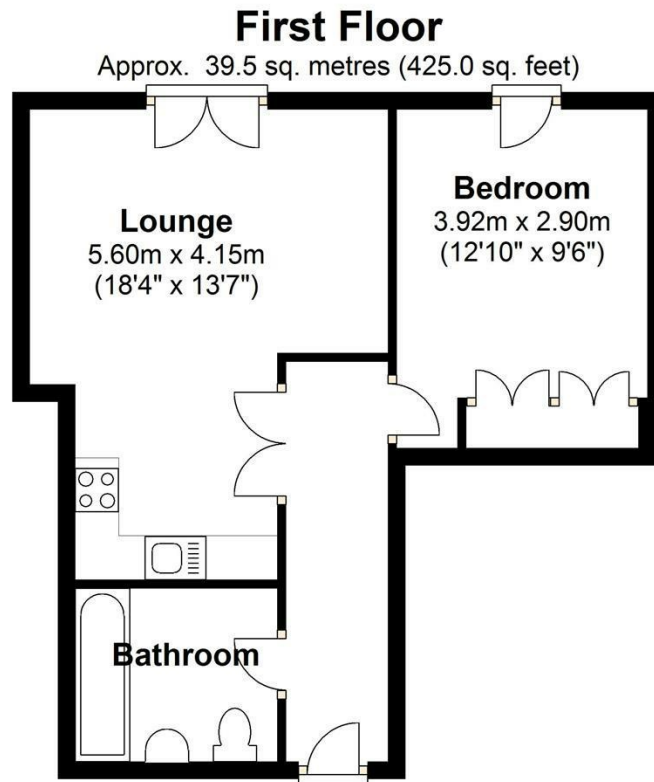
## Property Description

We are pleased to offer for sale with no onward chain is this DELIGHTFUL ONE BEDROOM APARTMENT. The property comprises of one bedroom, one open plan living room/kitchen - each with Juliette balcony doors. electric heating and double glazing. The property also has a bike storage unit on the ground floor and stairs and lift to all other floors.

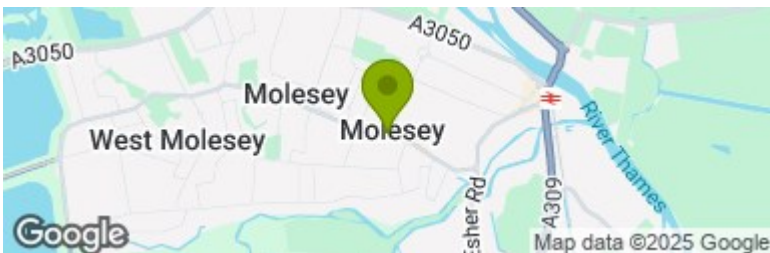
SITUATED in the heart of East Molesey village, within easy access of local shops, library, health and fitness clubs and the bus service connecting with Hampton Court Station, Kingston and Walton.

## Features

- 1ST FLOOR APARTMENT
- DOUBLE BEDROOM
- LOUNGE
- KITCHEN
- BATHROOM
- 2 JULIETTE BALCONIES
- BIKE SHED
- OPERATING LIFT
- NO ONWARD CHAIN
- EAST MOLESEY



Total area: approx. 39.5 sq. metres (425.0 sq. feet)



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		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band

C

EPC Rating:

D