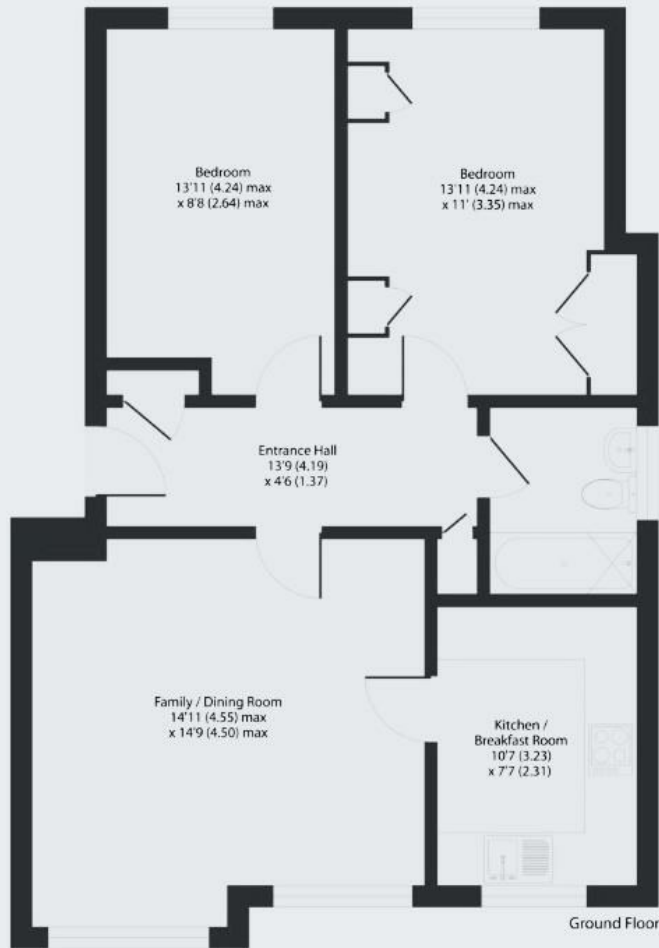


**RAWLINSON
&WEBBER.**

Yeend Close, West Molesey
Asking Price £315,000 Leasehold



Yeend Close, KT8
Approximate Area = 709 sq ft / 66 sq m
For identification only - Not to scale

Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this fantastic 2 double bedroom ground floor apartment, set within Yeend Close, West Molesey.

Welcoming you into the property is an entrance hallway with cloak cupboards which leads to a light and airy rear-facing family/dining room. Accessible via the family room is a tidy kitchen with a window looking out over the wraparound communal garden. Two double bedrooms overlook the front, with the principal bedroom benefiting from built-in wardrobes. Shared between the two bedrooms is a contemporary family bathroom.

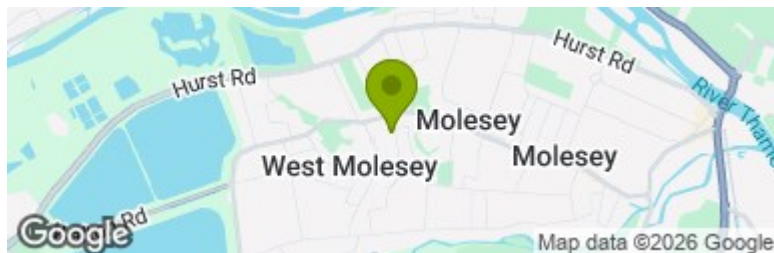
Please note - All services and appliances have not and will not be tested by us or the vendor.

Externally, the property benefits from one allocated parking space and communal garden. We highly recommend your early viewings.

Rawlinson and Webber are now in receipt of an offer for the sum of £300,000 for 24 Yeend Close, West Molesey KT8 2NY. Anyone wishing to place an offer on the property should contact Rawlinson and Webber 77-79 Walton Road East Molesey KT8 0DP, telephone 020 8941 1234, prior to exchange of contracts.

Features

- GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOM
- FAMILY/DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- 1 ALLOCATED PARKING SPACE
- VACANT POSSESSION
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			

Council Tax Band

C

EPC Rating:

C