

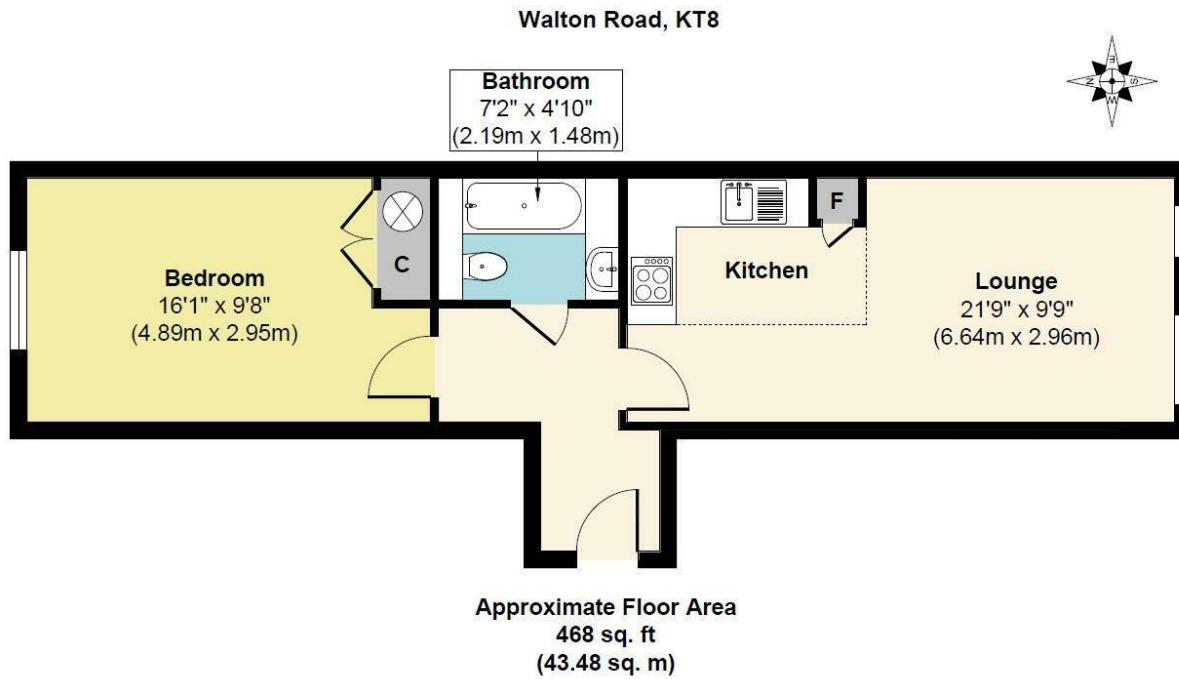


**RAWLINSON  
&WEBBER.**

Walton Road, East Molesey  
Asking Price £215,000 Freehold

RAWLI

## Property Description



Approx. Gross Internal Floor Area 468 sq. ft / 43.48 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.

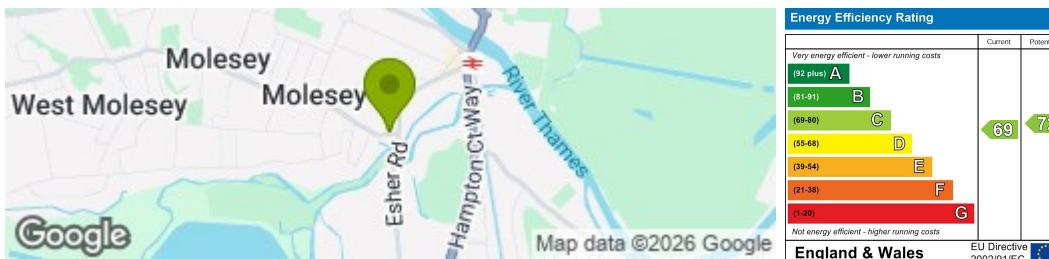
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Rawlinson & Webber are pleased to offer for sale this beautifully presented, ONE DOUBLE BEDROOM, 2nd floor apartment conveniently positioned in the HEART OF EAST MOLESEY. The property comprises an entrance hall, open plan kitchen/living room, one double bedroom and a bathroom. The apartment presents an ideal opportunity for a first-time purchaser or an investment buyer and an early internal viewing is highly recommended. NO CHAIN

Situated in a much sought-after residential road in East Molesey village, within easy access of local shops and schools. Bridge Road with its numerous cafés, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL zone 6, connecting to London Waterloo) with its extensive local bus routes (ideal for the daily city commuter). Kingston-Upon-Thames with its renowned and diverse shopping facilities is close by. Molesey is also serviced by a library and has health/fitness, rowing and cricket clubs amongst others.

## Features

- TOP FLOOR APARTMENT
- 1 BEDROOM
- 1 BATHROOM
- OPEN PLAN LOUNGE/KITCHEN
- NO CHAIN
- LEASE REMAINING OF 107 YEARS
- SHARE OF FREEHOLD
- ELECTRIC HEATING
- DOUBLE GLAZING
- FANTASTIC LOCATION



## Council Tax Band

C

## EPC Rating:

C