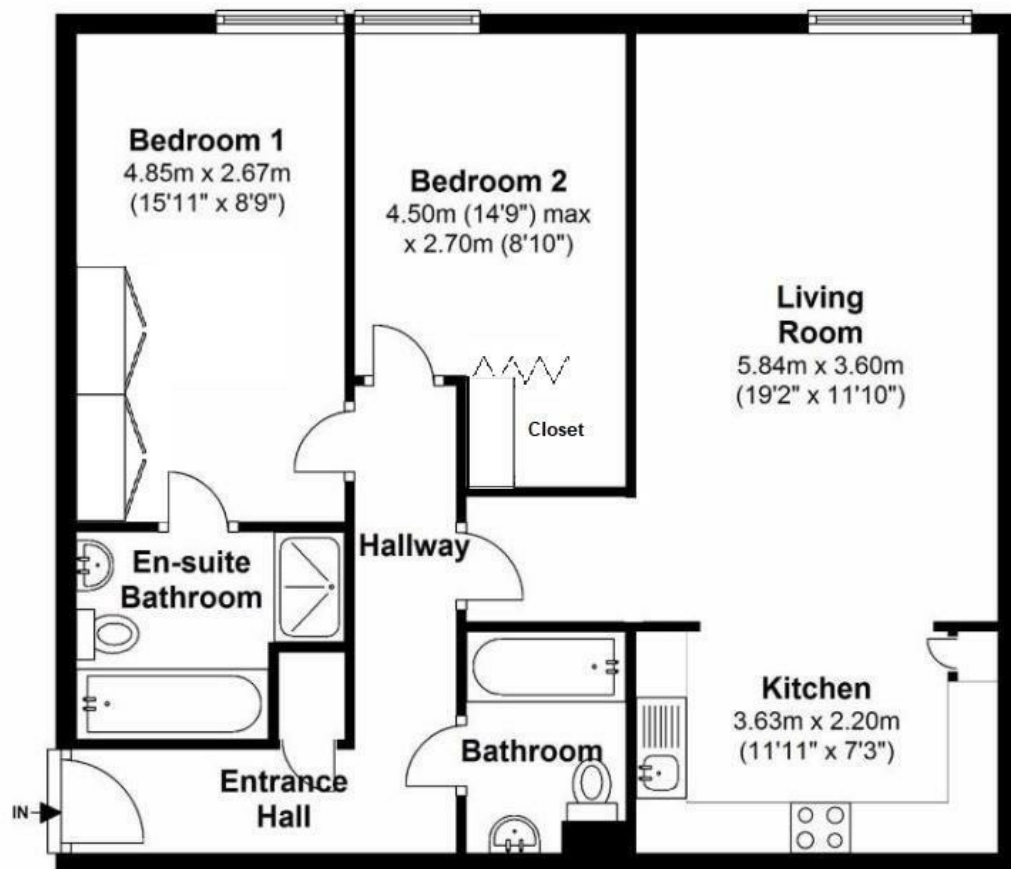


**RAWLINSON
&WEBBER.**

Victoria Avenue, West Molesey
Asking Price £345,000 Leasehold

**RAWLINSON
&WEBBER**

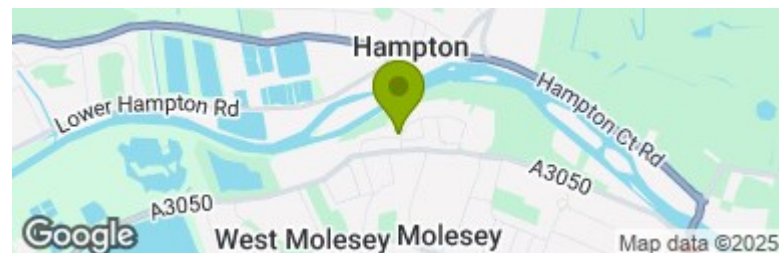


Two Bedroom Flat

Total Floor Area approx. = 803 Sq.Feet (74.60sq.metres)

Council Tax Band D

EPC Rating: C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Property Description

Rawlinson and Webber are pleased to offer for sale this high quality 2-bedroom, 2 bathroom apartment, situated on the 1st floor of a Aits View, a purpose built apartment block in Hurst Park. Featuring a generously sized reception area filled with natural light, providing an inviting space for relaxation or entertaining, thanks to large windows that let sunlight stream in. The contemporary kitchen is equipped with sleek cabinetry and high-quality integrated appliances. Its open-plan layout connects seamlessly to the living area, creating a sociable and airy environment.

There are two well-proportioned bedrooms, each with ample space for fitted wardrobes and additional fitted storage unit. The principal bedroom benefits from an en-suite bathroom & shower room, while a second full recently shower room—is conveniently positioned off the hallway, ideal for guests or shared use. The apartment is defined by clean lines, neutral tones, and thoughtful design touches such as premium flooring and quality lighting, enhancing both comfort and aesthetic appeal. A secure entry system and lift access to the first floor offer added convenience.

Set within a well-maintained and highly regarded development near local amenities, Hurst Park, the River Thames and within walking distance to Hampton Court and its train station. The property also benefits from secure unallocated residential parking - 1 space for each apartment.

Features

- PURPOSE BUILT
- 1ST FLOOR MODERN APARTMENT WITH SECURE ACCESS.
- 2 DOUBLE BEDROOMS
- 2 MODERN BATHROOMS
- 1 SECURE UNALLOCATED PARKING SPACE PER APARTMENT
- TELEPHONE ENTRY SYSTEM
- FUNCTIONAL LIFT
- CLOSE TO TESCO AND HURST ROAD POST OFFICE
- HURST PARK LOCATION
- WALKING DISTANCE TO THE RIVER THAMES