

Aits View, Victoria Avenue, West Molesey, KT8 1TL

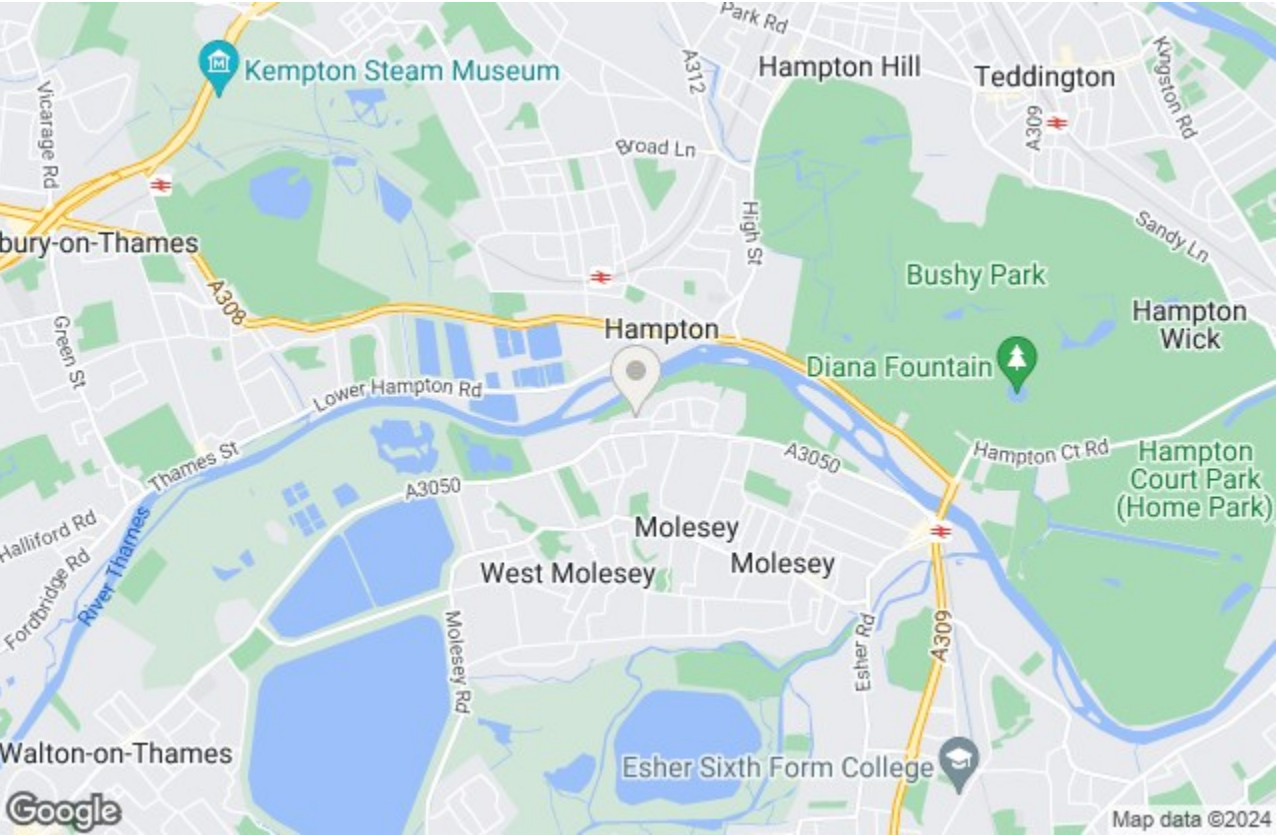
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



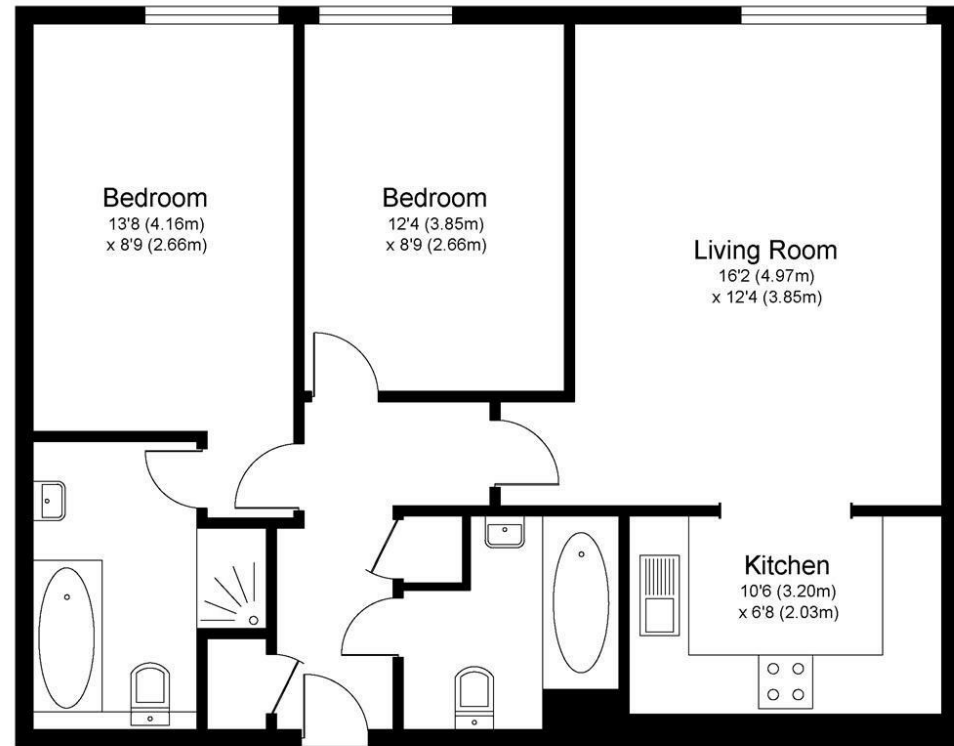
£315,000 Leasehold

We are delighted to offer this luxury apartment conveniently located close to local shops and just a short stroll from this picturesque part of the river Thames with local walks and cycling along the towpath. This beautifully presented second floor apartment is serviced by a lift from the communal entrance hallway. The accommodation includes a bright and airy open plan living room with ample space for a table and chairs. The open plan designer kitchen is fitted with a good range of modern units and drawers, ample work surfaces and the usual space for appliances. Both bedrooms are good size doubles with the master bedroom having a good size modern ensuite shower/ bathroom including a four piece suite with walk-in shower, bath basin and low level WC. The family bathroom is separate which also includes a three piece modern white suite. Offered with no onward chain. Internal viewings are highly recommended and can be arranged by contacting our East Molesey office on 0208 001 8385. Council Tax Band D, EPC BAND: C



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AIT'S VIEW KT8



SECOND FLOOR

Approximate Gross Internal Floor Area: 64 m sq / 687 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- MODERN FITTED KITCHEN
- CLOSE TO RIVER THAMES
- EPC C

- SECOND FLOOR LUXURY APARTMENT
- MODERN OPEN PLAN LOUNGE/DINING ROOM
- LIFT SERVICE
- CLOSE TO LOCAL SHOPS
- COUNCIL TAX D

