

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

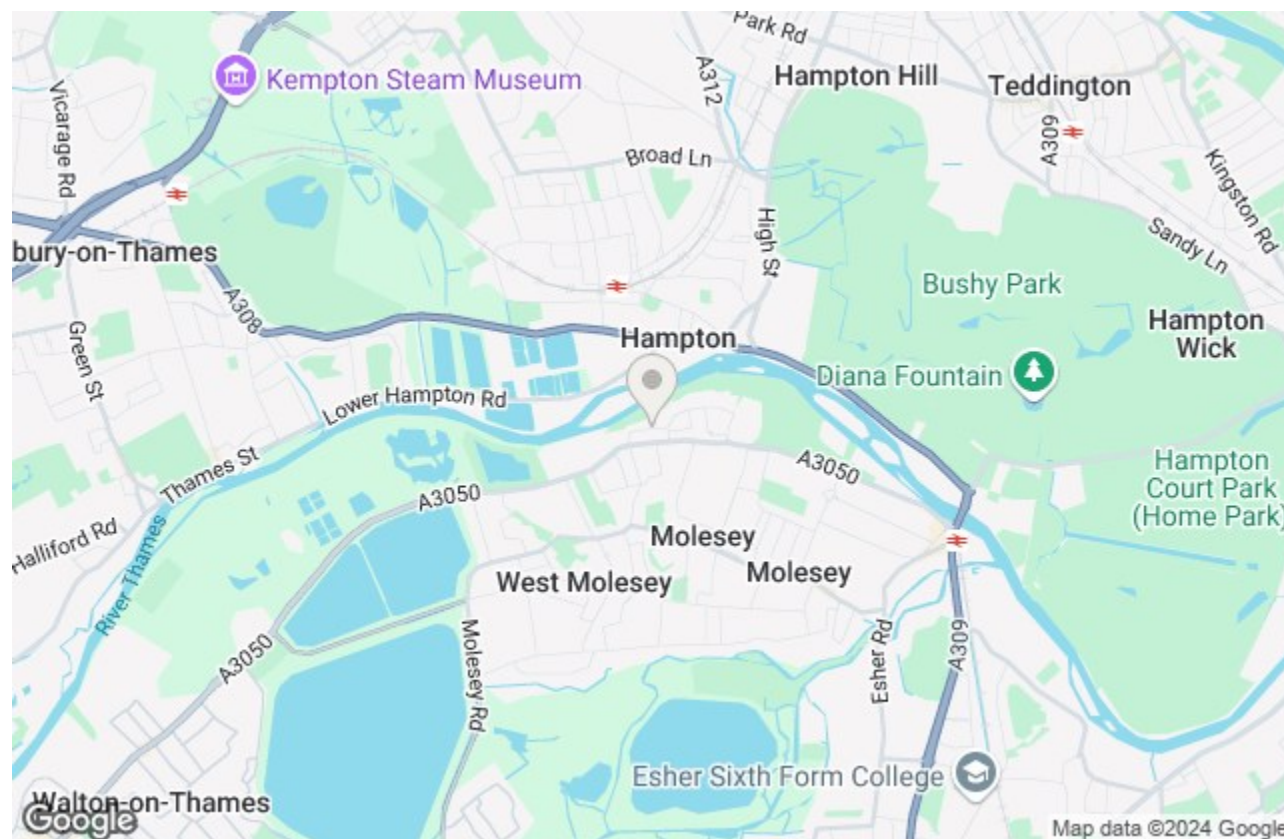
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>65</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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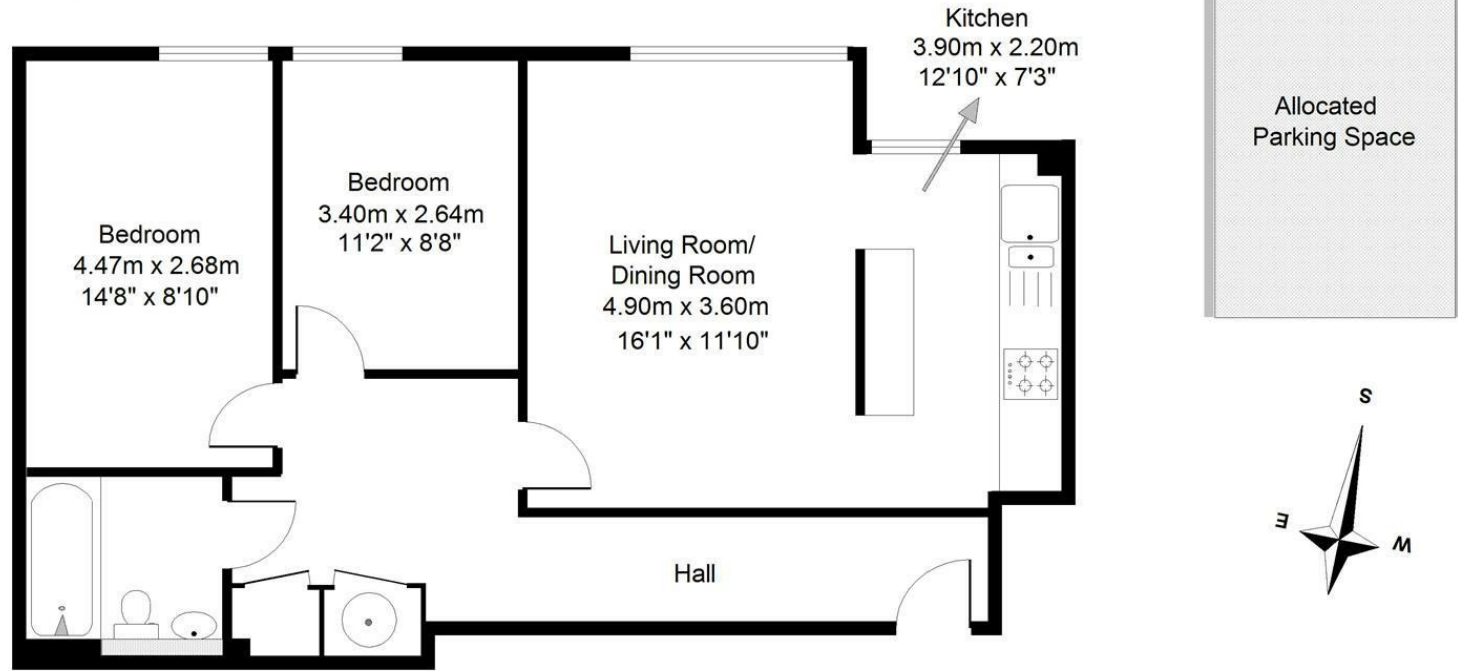
### £300,000 Leasehold

Harnes Turner Brown are pleased to offer this modern fourth floor two bedroom apartment which is situated within a popular location close to the River Thames. The property provides spacious well planned accommodation that briefly comprises large entrance hallway, bright and airy living room with a modern fitted kitchen with integrated appliances, two double bedrooms and a modern bathroom suite. The property mainly has hard flooring laid throughout, with exception to the bedrooms and benefits from electric heating and double glazed windows. Additional features include communal lift and an allocated parking space. 131 years remaining on the lease, annual service £2,573.60 and Ground rent £84. No onward chain. Council band D.



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## Fouth Floor



Not to scale

**Approximate Gross Internal Floor Area:  
69.9m sq (752sq ft) excluding Parking Space**

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 misstatement. These plans 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 and should not be relied on as a basis of valuation.



- CLOSE TO RIVER THAMES AND TOWPATH
- NO ONWARD CHAIN
- SPACIOUS AND AIRY
- SECURE ALLOCATED PARKING SPACE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM & KITCHEN
- COMMUNAL LIFT
- 131 YEAR LEASE