

Flat 35, Aits View, West Molesey, KT8 1TL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	

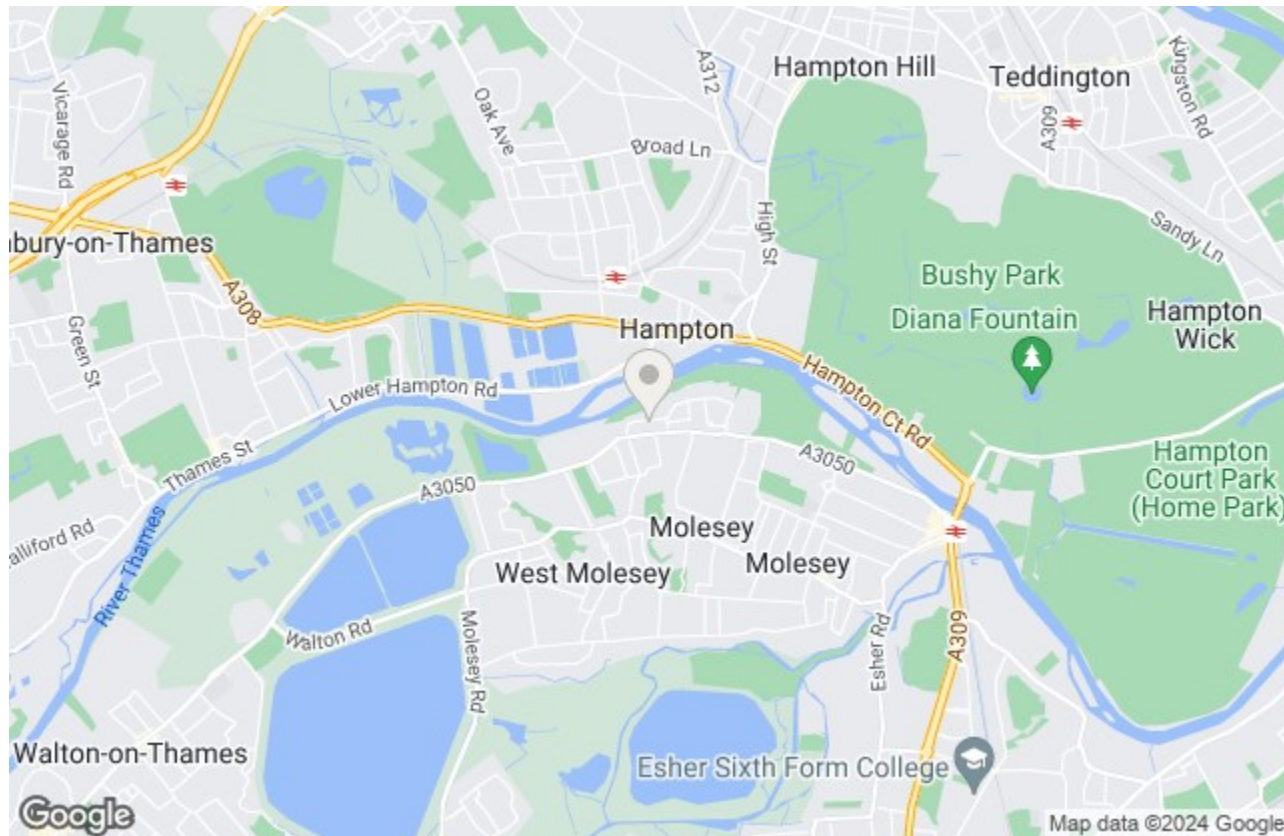
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



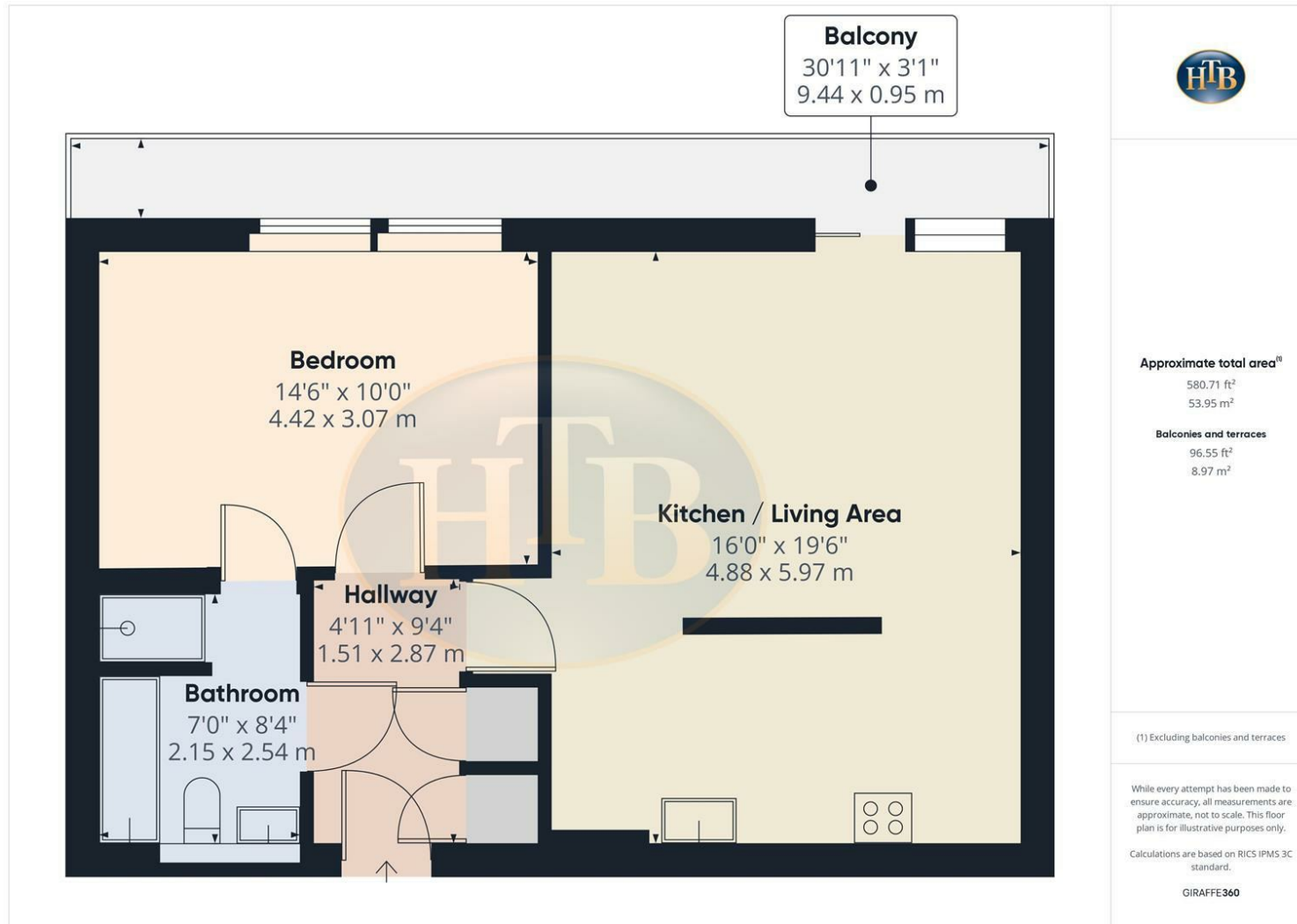
£320,000 Leasehold

Harmes Turner Brown are pleased to offer this rarely available, modern one bedroom penthouse apartment with its own balcony, situated in a much sought-after location on the popular Hurst Park development in West Molesey. The property is a short walk from the River Thames and is within easy access of East and West Molesey villages with excellent schools, shops and bus routes to Walton, Hersham, Kingston-upon-Thames and Hampton Court, with its mainline station to London Waterloo (TFL Zone 6), boutiques, shops, cafes, restaurants and, of course, Hampton Court Palace and Bushy Park.

The tastefully decorated accommodation briefly comprises:- large entrance hallway with ample storage cupboards, bright and airy living room that benefits from double doors onto a private balcony giving panoramic views of the local area, a modern fitted kitchen with integrated appliances, one double bedroom and modern bathroom with bath and separate shower cubicle. The property mainly has wooden flooring laid throughout, with exception to the bedrooms and benefits from electric heating and double glazed windows. Additional features include communal lift and a secure covered off-street parking space on a first come first served basis. 131 years remaining on the lease, annual service £2,573.60 and Ground rent £84. Council band D. Early viewings recommended by contacting our East Molesey office on 0208 001 8385.



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- RARELY AVAILABLE PENTHOUSE APARTMENT
- WALKING DISTANCE OF THE RIVER THAMES
- BRIGHT AIRY LOUNGE
- LARGE KITCHEN WITH INTEGRATED APPLIANCES
- SHORT WALK TO HAMPTON COURT ALONG TOWPATH
- OWN BALCONY WITH PANORAMIC VIEWS
- SECURE COVERED PARKING
- GOOD SIZE DOUBLE BEDROOM
- COMMUNAL LIFT

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract