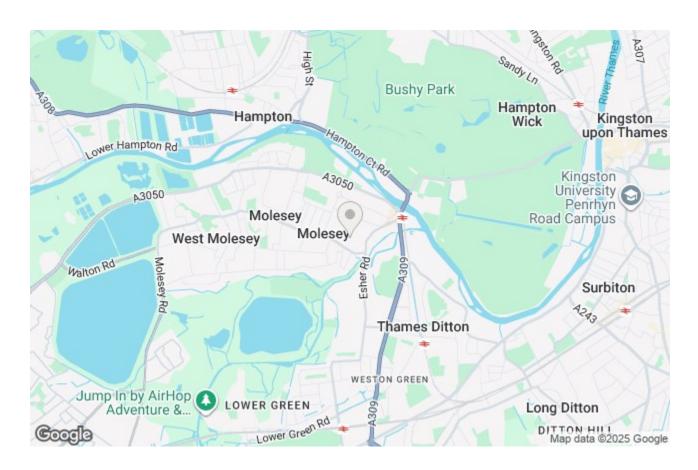


Environm	enta	ıl Impa	ct (C	O ₂)	Rati	ng	
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Very environme	entally	friendly - lo	ower Co	O2 em	issions		
(92 plus) 🔼							
(81-91)	B						
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(39-54)			E				
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Not environme	ntally fr	iendly - hig	gher C0	D2 em	issions		
Englan	d 8	k Wal	es			U Directiv 002/91/E0	



2, Hansler Grove, Molesey, KT8 9FG



£415,000 Leasehold

NO CHAIN - Located in the sought-after Hansler Grove, this two-bedroom apartment presents an excellent opportunity for buyers seeking a well-maintained and conveniently situated home. Whether you're a first-time buyer or looking to downsize, this property offers a practical layout and comfortable living environment.

The apartment is accessed via a communal entrance and opens into a well-presented hallway with access to all principal rooms. The main living space is a bright, open-plan kitchen and reception area, thoughtfully designed to maximise light and functionality. The kitchen is fitted with modern white gloss units, ample worktop space, and integrated appliances, ideal for everyday use and entertaining alike. From the living area, doors open directly onto a private balcony.

There are two generous double bedrooms, both offering good proportions and built-in wardrobes. These rooms are positioned to provide flexibility for use as bedrooms, guest accommodation, or a home office. A separate utility/storage room adds further practicality, helping to keep the main living areas clutter-free.

The bathroom is well-appointed with contemporary fixtures, including a full-sized bath and overhead shower, and has been finished to a high standard.

Hansler Grove, Molesey, KT8 9FG



- TWO WELL-PROPORTIONED DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- AND AMPLE STORAGE
- SEPARATE UTILITY/STORAGE ROOM PROVIDING ADDED PRACTICALITY
- COUNCIL TAX BAND D
- NO CHAIN

- BRIGHT OPEN-PLAN KITCHEN AND RECEPTION ROOM WITH BALCONY ACCESS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES CONTEMPORARY BATHROOM WITH FULL-SIZED BATH AND OVERHEAD SHOWER
 - CONVENIENT LOCATION CLOSE TO MOLESEY TOWN CENTRE AND TRANSPORT LINKS
 - RESIDENTS PARKING















