

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

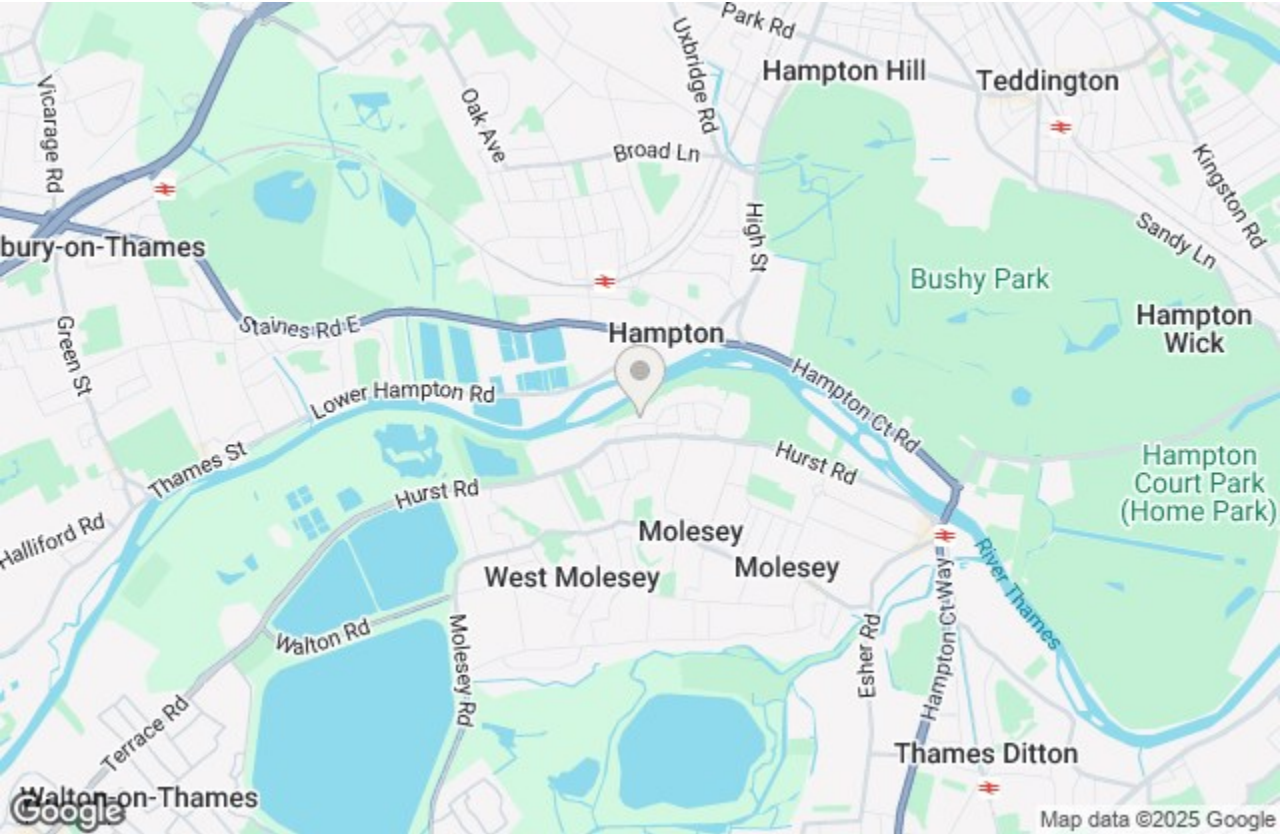
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales			EU Directive 2002/91/EC

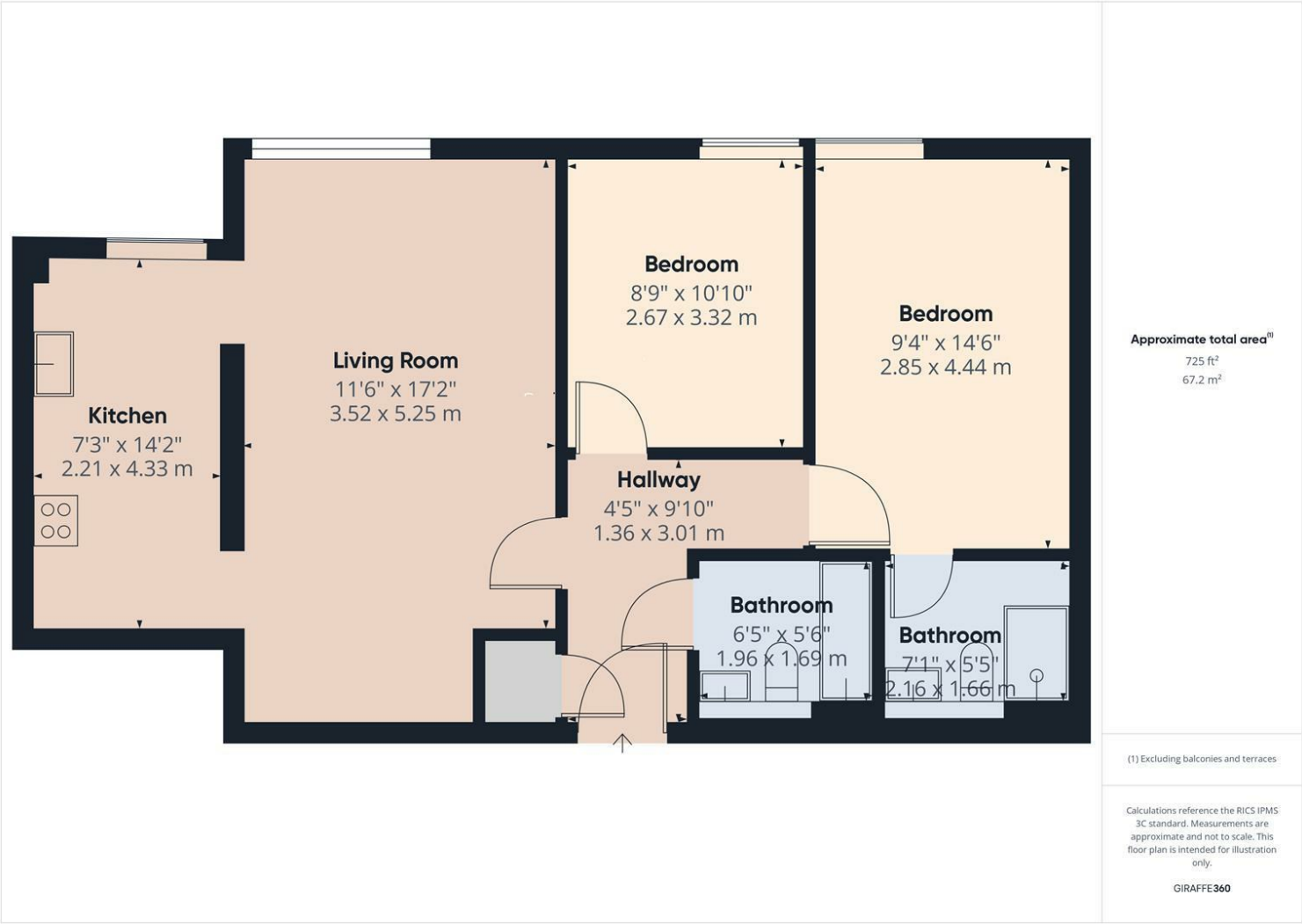


£325,000 Leasehold

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. There is shaker style kitchen is fitted with a good range of units with space for appliances. Both bedrooms are good size doubles with the master bedroom having a good size modern en-suite shower room as well as the main bathroom. Externally there is undercover secure parking and cycle storage. 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



Victoria Avenue, West Molesey, KT8 1TL



- EN-SUITE TO MASTER BEDROOM
- BRIGHT AND AIRY ACCOMODATION
- CLOSE TO THE RIVER THAMES
- DOUBLE GLAZING
- SECOND DOUBLE BEDROOM
- SECURE PARKING AND CYCLE STORAGE
- NO ONWARD CHAIN
- SECURITY ENTRY AND LIFT SERVICE

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