



RAWLINSON & WEBBER

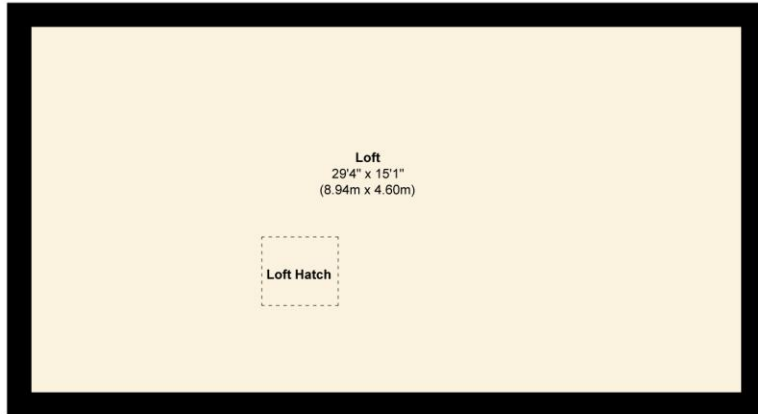
£365,000 LEASEHOLD

RAWLINSON & WEBBER

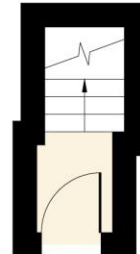
92 KINGS CHASE, EAST MOLESEY, SURREY, KT8 9DQ

A BEAUTIFULLY PRESENTED 2-DOUBLE BEDROOM FIRST-FLOOR APARTMENT

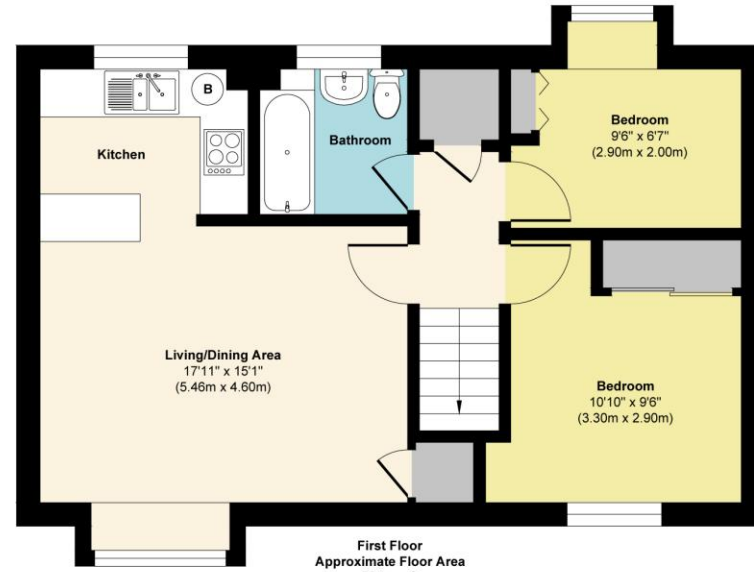




Loft
Approximate Floor Area
443 sq. ft
(41.12 sq. m)



Ground Floor
Approximate Floor Area
25 sq. ft
(2.33 sq. m)



First Floor
Approximate Floor Area
534 sq. ft
(49.66 sq. m)

Approx. Gross Internal Floor Area 1002 sq. ft / 93.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Rawlinson & Webber are delighted to offer for sale this VERY WELL-PRESENTED 2-DOUBLE BEDROOM, 1ST-FLOOR APARTMENT. The property has been WELL-MAINTAINED and boasts GAS CENTRA HEATING (economical with 2022 boiler and low outgoings) and SPACIOUS, LIGHT & AIRY ACCOMMODATION. Special mention is made of the wonderful views from the flat of the BEAUTIFULLY TENDED COMMUNAL GARDENS. The property is nestled in a QUIET CUL-DE-SAC LOCATION and benefits from ALLOCATED PARKING. An ideal purchase for a DOWNSIZER, INVESTOR or FIRST-TIME BUYER. Your early viewing is HIGHLY RECOMMENDED.

Situated in a much sought-after residential road in East Molesey village, close to the River Thames and within easy access of local shops and schools. Bridge Road with its numerous cafés, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL ZONE 6, connecting to London Waterloo) and bus terminal (ideal for the daily city commuter). Kingston-Upon-Thames with its renowned and diverse shopping facilities is close by. Molesey is also serviced by a library and has health/fitness, rowing and cricket clubs amongst others.

