



## Mountwood, West Molesey, Surrey KT8 1RP

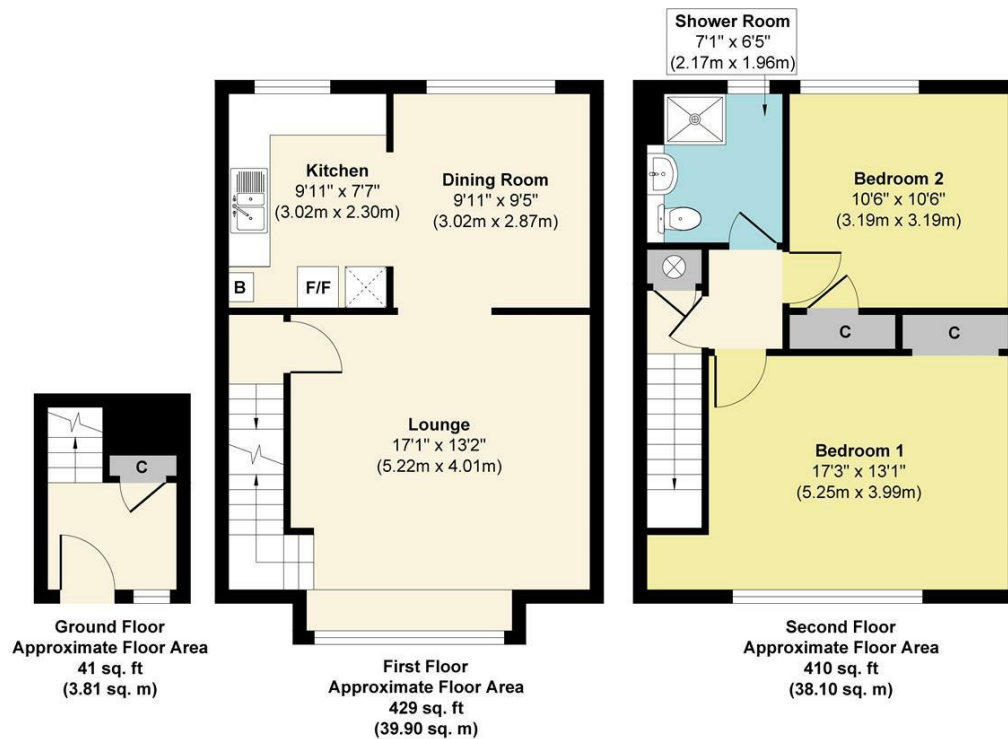
Asking Price £330,000 Leasehold

- 1ST FLOOR MAISONETTE
- LOUNGE
- SHOWER ROOM

- HURST PARK DEVELOPMENT
- DINING ROOM
- WEST MOLESEY

- 2 DOUBLE BEDROOMS
- KITCHEN
- NO ONWARD CHAIN

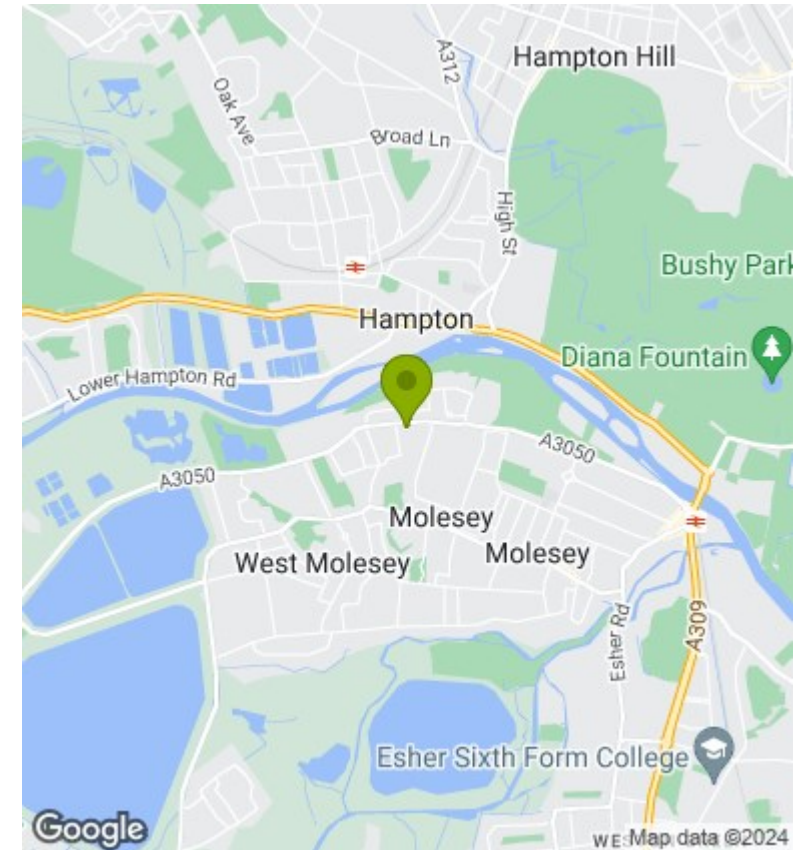
## Mountwood, KT8



Approx. Gross Internal Floor Area 881 sq. ft / 81.81 sq. m.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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## Description

PURPOSE-BUILT MAISONETTE WITH LOW OUTGOINGS

Rawlinson and Webber are delighted to present this very spacious purpose built split-level maisonette well known for their sheer space and light/airy accommodation, located on the popular Hurst Park Development. Positioned in convenient proximity to shops, good schools, the River Thames, Hampton Court Palace, and the train station, this property is ideal for investment purposes, a first time buy or possible downsizer.

Comprising a lounge, dining room, kitchen, 2 double bedrooms, and a shower room, this property boasts unallocated off-street parking and is conveniently situated near local amenities. Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

C

EPC Rating:

D