



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

Asking Price £315,000 Leasehold

- NO ONWARD CHAIN
- 2 BATHROOMS
- LIFT SERVICE
- CLOSE TO HURST PARK & THE RIVER THAMES
- 2ND FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINING ROOM
- PHONE ENTRY SYSTEM
- 2 DOUBLE BEDROOMS
- KITCHEN
- CLOSE TO AMENITIES

AIT'S VIEW KT8



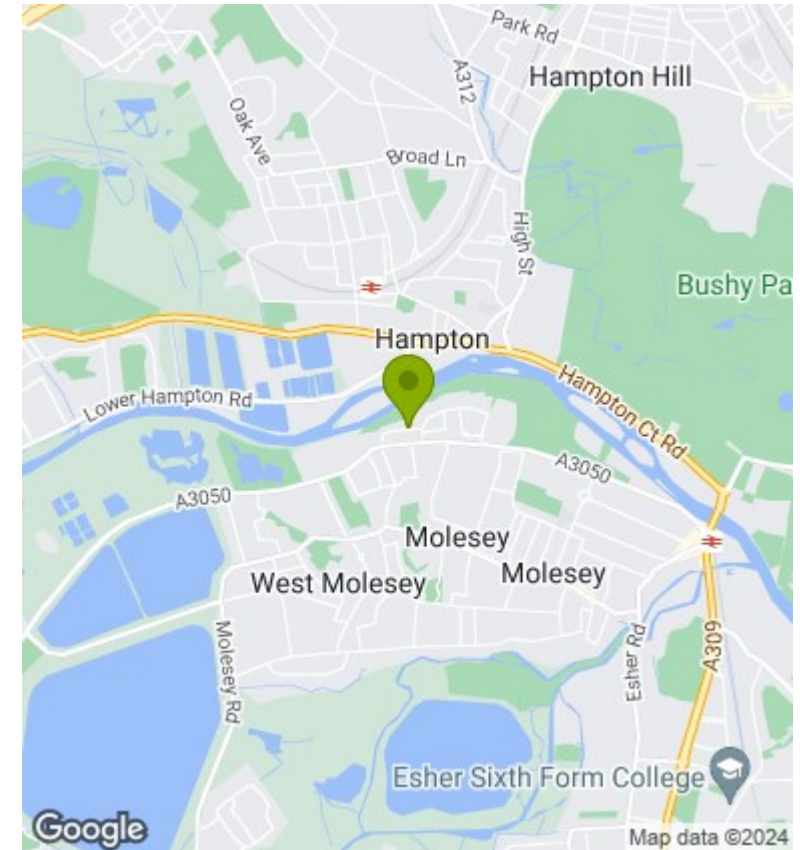
SECOND FLOOR

Approximate Gross Internal Floor Area: 64 m sq / 687 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Description

Rawlinson and Webber introduce to the market with no onward chain - this spacious 2-bedroom/ 2-bathroom, 2nd floor apartment situated in a Hurst Park development, West Molesey. This well-presented property benefits from a contemporary kitchen with built-in appliances. A large open-plan lounge and dining room provide ample living space featuring a floor-to-ceiling window, providing ample light and a show-stopping wooden panelled feature wall. The property also comprises 2 spacious double bedrooms, with the principal bedroom benefiting from a shower and bath en-suite. Completing the property is a second modern bathroom. Further benefits include SECURE PARKING SPACES (on a first-come, first-serve basis), an ENTRY-PHONE SYSTEM, and access to a LIFT. Special mention is made of the close proximity of the RIVER THAMES and towpath. Your early, internal viewing is HIGHLY RECOMMENDED.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		79	
(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	

Council Tax Band

D

EPC Rating:

C