

# RAWLINSON & WEBBER



## Styles Court, Walton Road, East Molesey, KT8 0DQ

Asking Price £220,000 Leasehold - Share of Freehold

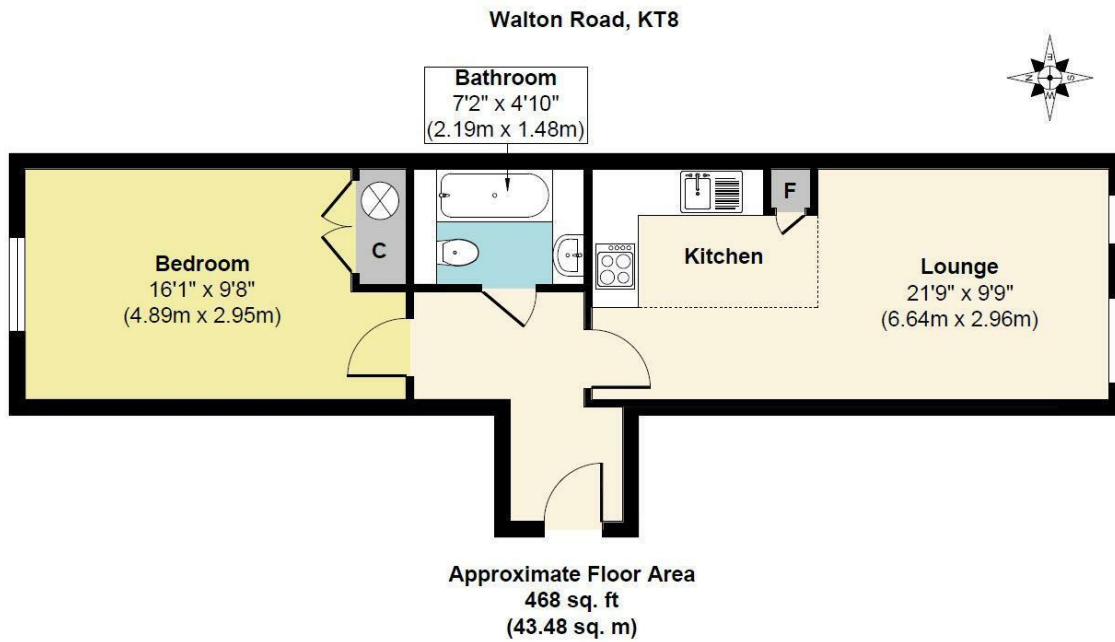
- TOP FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- SHARE OF FREEHOLD
- FANTASTIC LOCATION

- 1 BEDROOM
- NO CHAIN
- ELECTRIC HEATING

- 1 BATHROOM
- LEASE REMAINING OF 107 YEARS
- DOUBLE GLAZING

77-79 Walton Road, East Molesey, Surrey, KT8 0DP  
020 8941 1234

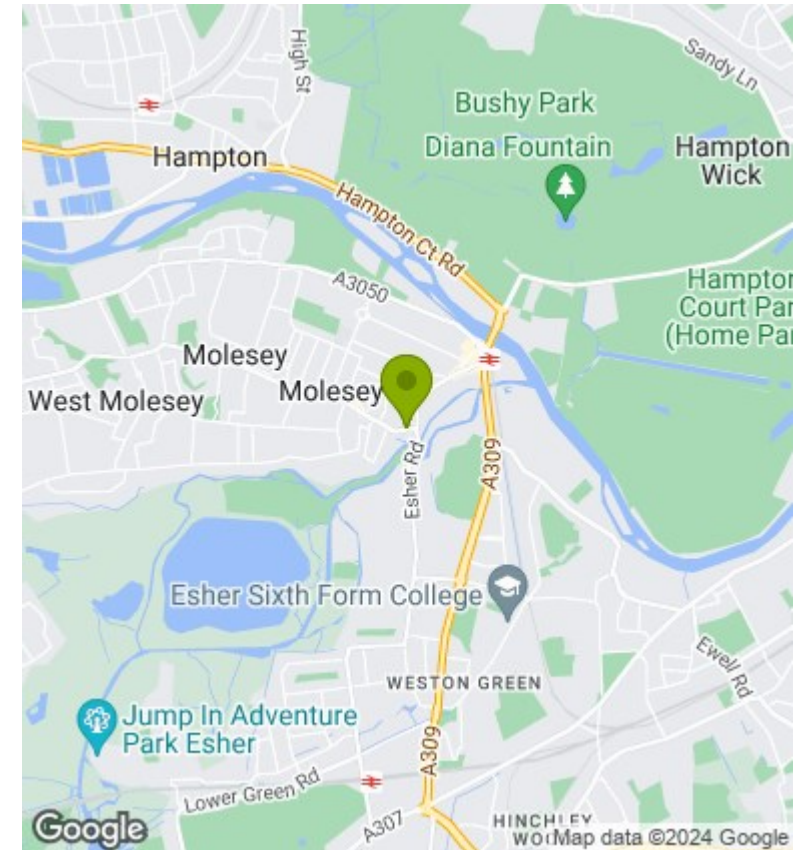
enquiries@rawlinsonandwebber.co.uk  
<https://www.rawlinsonandwebber.co.uk/Contact>



**Approx. Gross Internal Floor Area 468 sq. ft / 43.48 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

Rawlinson & Webber are pleased to offer for sale this beautifully presented, one double bedroom 2nd floor apartment conveniently positioned in the HEART OF EAST MOLESEY. The property comprises an entrance hall, open plan kitchen/living room, one double bedroom and a bathroom. The apartment presents an ideal opportunity for a first-time purchaser or an investment buyer and an early internal viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Council Tax Band

C

## EPC Rating:

C