



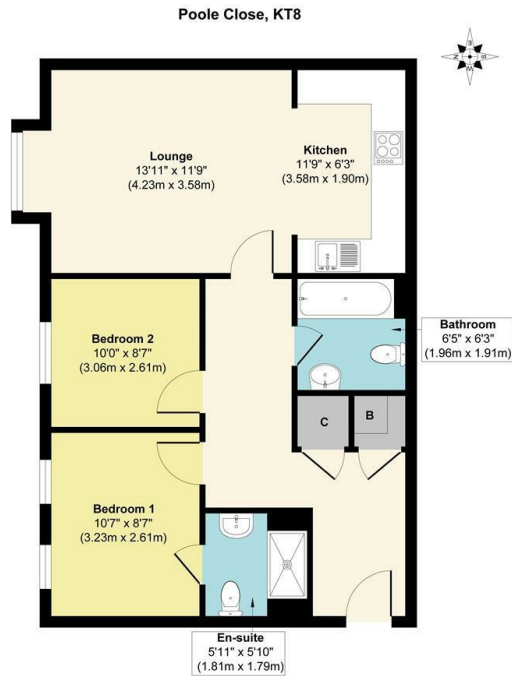
## Timothy Place, Pool Close, West Molesey, KT8 2HR

Asking Price £255,000 Leasehold

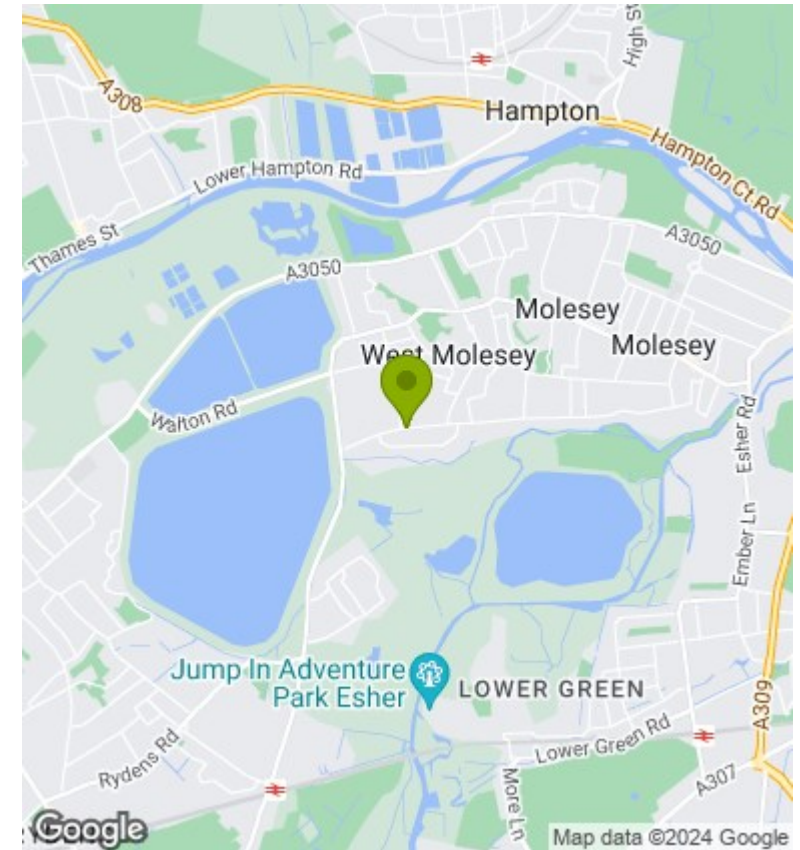
- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING/DINER/KITCHEN
- EPC RATING - C
- SECURITY ENTRY PHONE SYSTEM

- NO ONWARD CHAIN
- EN-SUITE & FAMILY BATHROOM
- LONG LEASE

- 2 DOUBLE BEDROOMS
- COMMUNAL GARDENS
- UNALLOCATED RESIDENTIAL PARKING



**Approx. Gross Internal Floor Area 653 sq. ft / 60.65 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.  
 Produced by designimperial.com



## Directions

RAWLINSON & WEBBER are pleased to offer for sale this beautifully presented, two double bedroom ground-floor apartment in Timothy Place, a modern purpose built development in West Molesey. This property benefits from having no onward chain, open plan living/kitchen/dining, 1 family bathroom as well as unallocated residential parking.

Other benefits include; double-glazing, security entry phone system, long lease and well kept communal gardens. Your early internal viewing is highly recommended.

130 Years Remaining on Lease

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	