



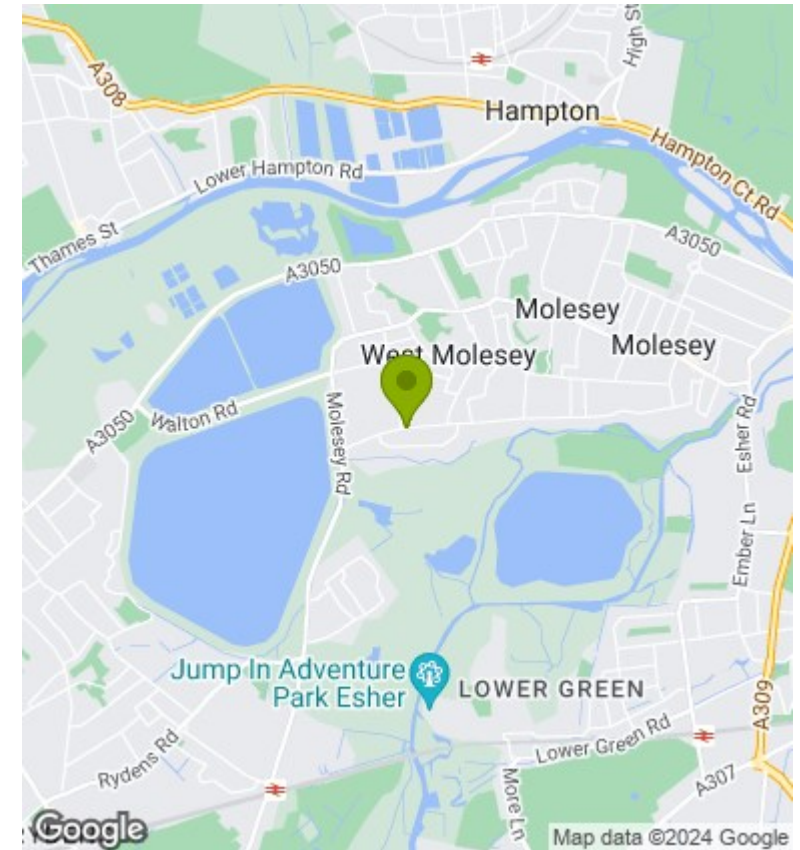
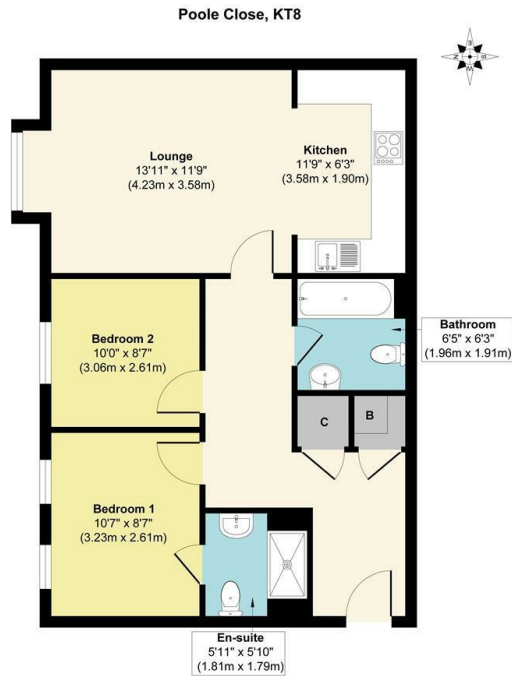
## Timothy Place, Pool Close, West Molesey, KT8 2HR

Asking Price £249,500 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



## Description

RAWLINSON & WEBBER are pleased to offer for sale with NO ONWARD CHAIN this surprisingly spacious; two double bedroom, two bathroom ground-floor apartment in Timothy Place, a modern purpose built development in West Molesey.

This property features a large entrance hallway with two deep storage cupboards, one of which contains the property's boiler. To the rear of the property is a spacious open plan family room/kitchen with a bay window and modern fitted appliances. There are good-sized double bedrooms, one of which benefits from an en-suite shower room and a family bathroom completes the internal layout.

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

120 Years Remaining on Lease

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>		
(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	