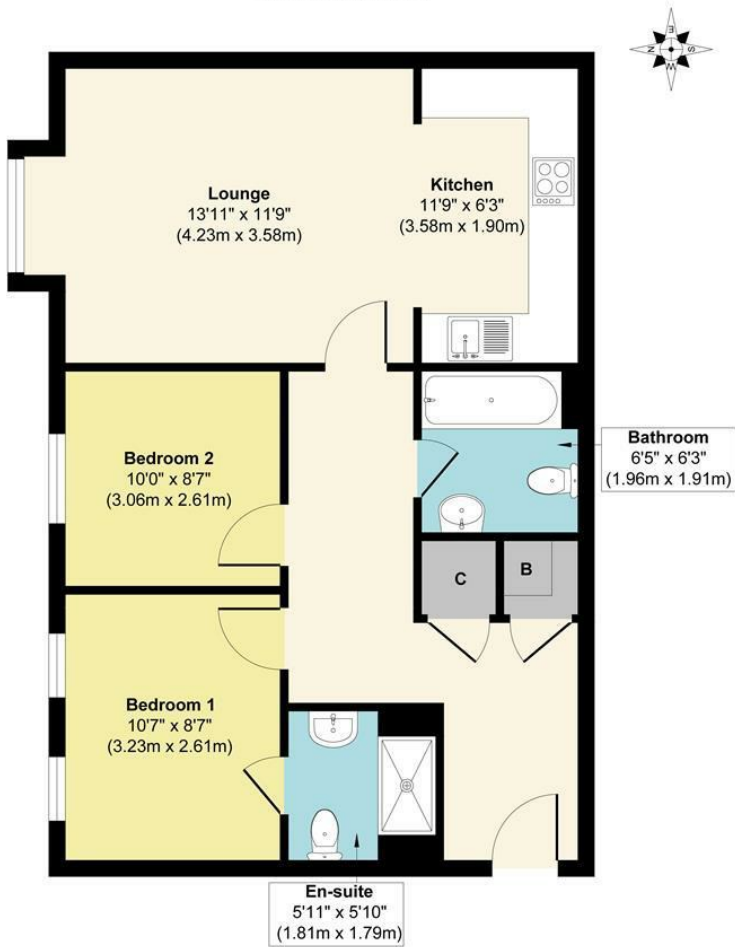


**RAWLINSON  
&WEBBER.**

Pool Close, West Molesey  
Asking Price £249,500 Freehold





**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**

## Property 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.

130 Years Remaining on Lease

## Features

- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINER/KITCHEN
- EN-SUITE & FAMILY BATHROOM
- COMMUNAL GARDENS
- EPC RATING - C
- LONG LEASE
- UNALLOCATED RESIDENTIAL PARKING
- SECURITY ENTRY PHONE SYSTEM

## Council Tax Band

D

## EPC Rating:

C

