



## Boleyn Court, Bridge Road, East Molesey, KT8 9HY

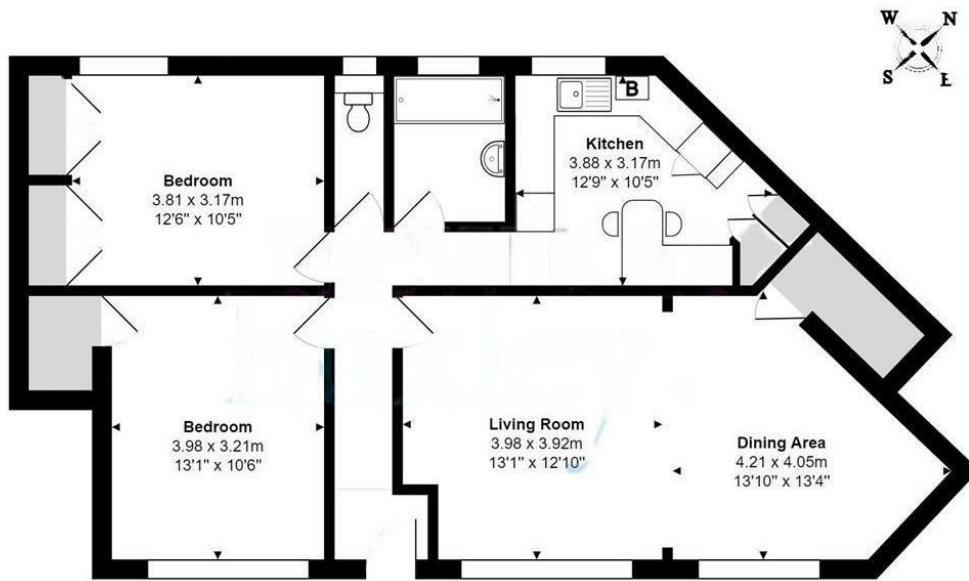
Asking Price £450,000 Share of Freehold

- GROUND FLOOR APARTMENT
- KITCHEN
- SEPARATE W/C
- OFF-STREET PARKING & GARAGE

- \*SHARE OF FREEHOLD & NO ONWARD CHAIN\*
- THROUGH LOUNGE & DINING ROOM
- PRIVATE FRONT DOOR

- 2 DOUBLE BEDROOMS
- SHOWER ROOM
- COMMUNAL GROUNDS





**Ground Floor Maisonette**  
 Boleyn Court, Bridge Road, East Molesey  
 Total Area: 86.9 m<sup>2</sup> ... 935 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

## Description

Rawlinson and Webber are pleased to introduce to the market this charming ground floor apartment in the highly regarded Boleyn Court. This expansive property is situated just moments away from Bridge Road, the River Thames and Hampton Court station. While renowned for its close proximity to Hampton Court Palace, this area also hosts a vibrant array of trendy cafes, restaurants, pubs, and shops.

This ground floor apartment offers a spacious and inviting layout with a large open-plan lounge and dining room and a contemporary kitchen featuring a breakfast bar. Additionally, the property boasts two double bedrooms complete with built-in wardrobes and a modern shower room with separate W/C.

Externally, the property boasts well-maintained communal gardens, a garage equipped with power and lighting, and convenient front parking. Notably, this property is presented with NO ONWARD CHAIN and includes a SHARE OF FREEHOLD, making it a truly enticing opportunity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(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	

## Council Tax Band

D

## EPC Rating:

C