



Flat 4, 6 Pavilion Place, Hurst Lane, East Molesey, KT8 9FE

Offers In Excess Of £375,000 Leasehold

- SECOND FLOOR APARTMENT (BUILT-IN 2020)
- OPEN PLAN KITCHEN/LOUNGE
- 1 ALLOCATED PARKING SPACE
- 12 YEARS NEW BUILD WARRANTY (2020)
- 1 DOUBLE BEDROOM
- HIGH QUALITY FITTED KITCHEN & INTEGRATED APPLIANCES
- COMMUNAL GARDENS & PLAYGROUND
- 1 BATHROOM
- STORAGE CUPBOARDS
- OUTDOOR GYM & SECURE BIKE STORE

Apartment 28 ONE BEDROOM



Please note that apartment 28 has areas with restrictive bedrooms

KITCHEN/LIVING ROOM	6.70m x 6.50m
BEDROOM 1	6.70m x 3.60m
BATHROOM	2.30m x 2.10m

SECOND FLOOR

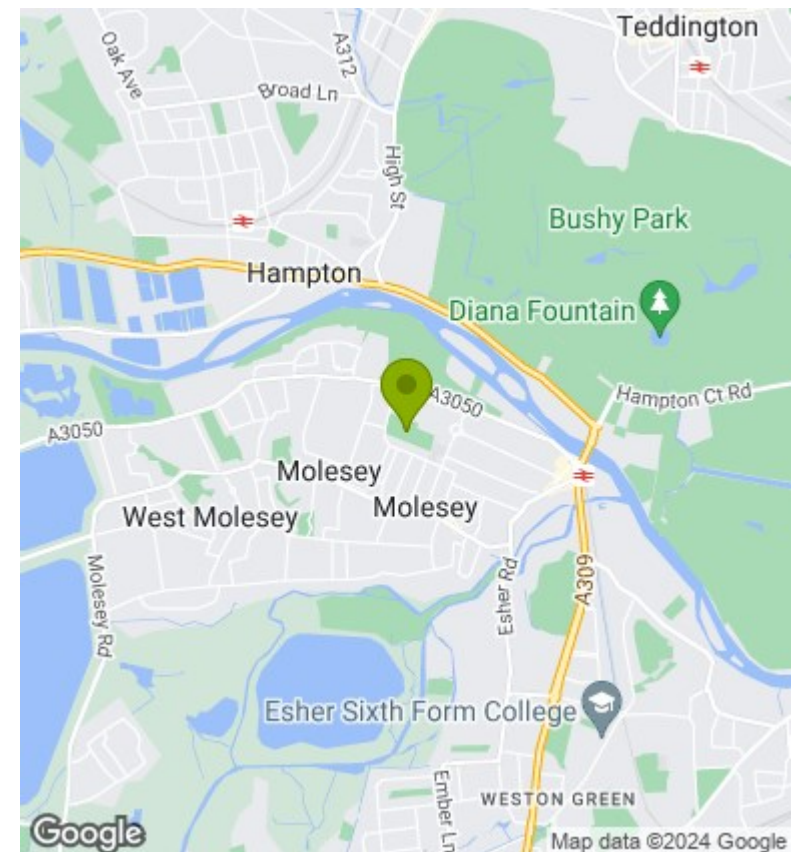
*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.

Description

Rawlinson and Webber are pleased to welcome to the market this stunning 1 double bedroom, 1 bathroom second-floor apartment nestled in a private development of stylish homes in a much sought-after location off Hurst Lane in East Molesey Village. The apartment benefits from access to a private dog-friendly parkland, a playground, outdoor gym, and a secure bike store. The nearby Pavilion Club is a members club, offering sports facilities including tennis, swimming and gym, as well as fitness classes and beauty therapies.

Constructed in 2020, this property boasts a contemporary design. Approaching the property through a private driveway-style entrance, the grounds and development leave nothing to the imagination. Benefiting from 1 allocated parking space and multiple visitors parking spaces being available. Upon entering the second-floor apartment, you are welcomed by a spacious hallway with a modern grey ceramic tiled floor and part-wall bathroom suite directly to the left.

Adjacent to the bathroom are two good-size storage cupboards, one of which contains a gas-fired combination boiler. Moving further into the property is a light open-plan kitchen and lounge. The high-quality kitchen co-ordinates with the worktops and central island. Integrated appliances include an electric fan oven, extractor hood with glass splash back, gas hob, integrated fridge/freezer, integrated washer/dryer, and integrated slimline dishwasher. Completing the accommodation is a large double bedroom with additional space for an office set up or dresser.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

C

EPC Rating:

B