



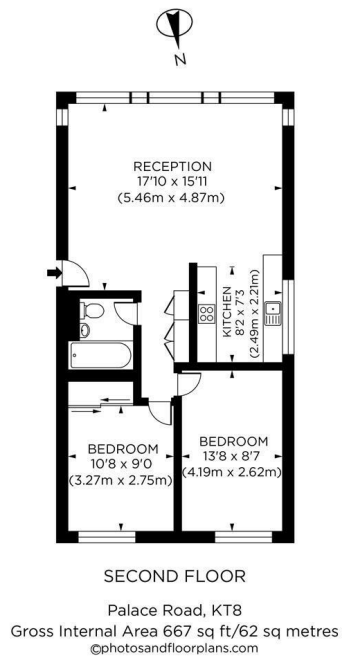
The Firs, Palace Road, East Molesey, KT8 9DL

Asking Price £538,950 Share of Freehold

- 2ND FLOOR APARTMENT (TOP)
- KITCHEN
- GARAGE
- SUPERB LOCATION

- 2 DOUBLE BEDROOMS
- BATHROOM
- OFF-STREET PARKING

- OPEN PLAN LOUNGE & DINING ROOM
- SOUTH FACING COMMUNAL GARDENS
- LONG LEASE & SHARE OF FREEHOLD



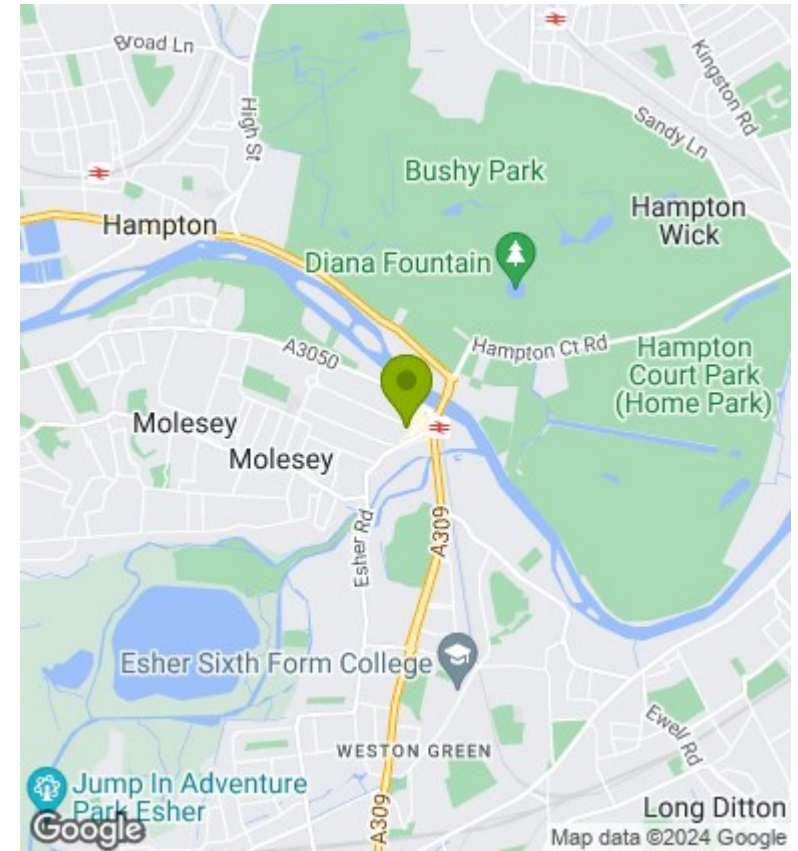
Description

Rawlinson and Webber are pleased to introduce to the market 'The Firs' a spacious second-floor apartment situated on picturesque Palace Road. Conveniently located near Bridge Road and Hampton Court station, this delightful property offers both comfort and convenience, ideal for a vibrant lifestyle.

Upon entry, you are greeted by a generously sized lounge/dining room featuring floor-to-ceiling windows that flood the space with natural light and offer stunning views of the south-facing communal gardens. Adjacent to the lounge is a modern kitchen equipped with integrated appliances.

Continuing through the apartment, you will find two double bedrooms, both located at the front of the property and both benefiting from built-in wardrobes. A contemporary bathroom completes the accommodation.

Externally, the property includes a private garage, off-street parking for one car, and access to the beautiful south-facing communal grounds.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 69 | 75 |
| EU Directive 2002/91/EC | | | |

Council Tax Band

D

EPC Rating:

C