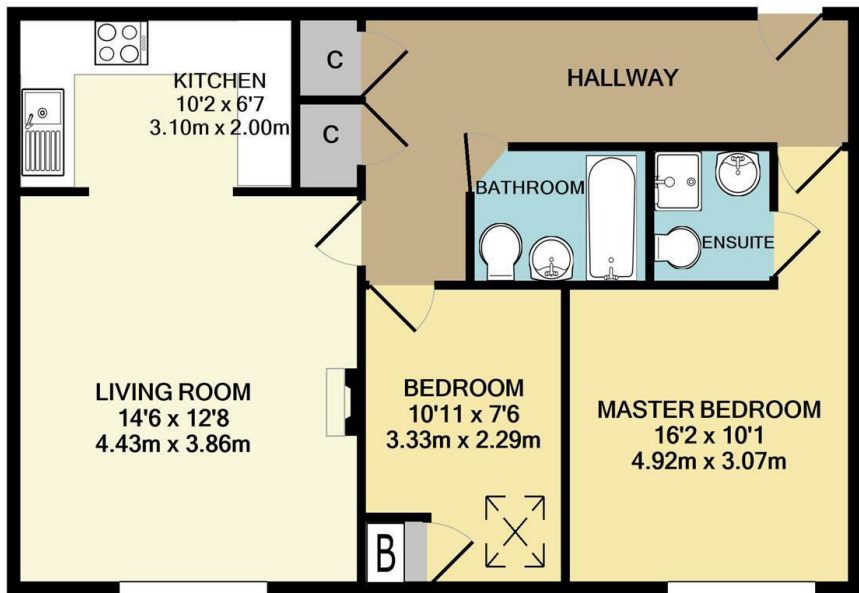




Aragon Court, 11, Pemberton Road East Molesey, KT8 9LP

Asking Price £335,000 Leasehold

- TOP FLOOR APARTMENT
- KITCHEN
- LOFT
- *NO ONWARD CHAIN*
- 2 DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- OFF-STREET PARKING
- LOUNGE
- FAMILY BATHROOM
- COMMUNAL CONSERVATORY & GARDEN

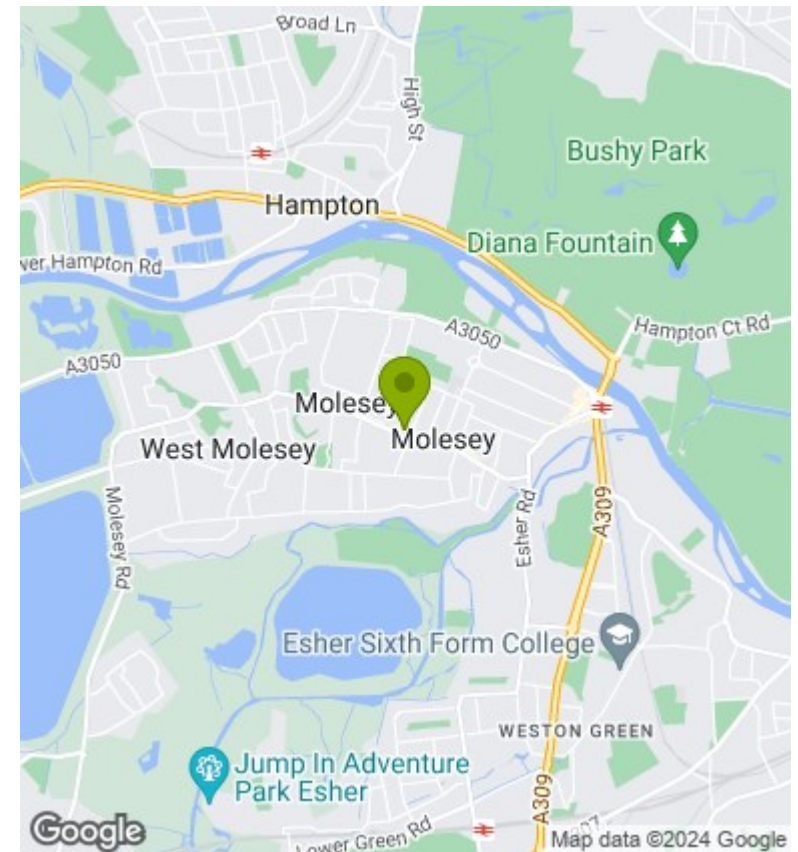


TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Description

A WELL-PRESENTED TOP FLOOR APARTMENT COMPRISING 2 DOUBLE BEDROOMS (WITH AN EN-SUITE TO THE MASTER BEDROOM) in this popular MODERN DEVELOPMENT for people over the age of 55 years and independent living. The property benefits from a SPACIOUS LIVING ROOM overlooking a LARGE COMMUNAL GARDEN with a CONSERVATORY, a LOFT and OFF-STREET PARKING (on a first come, first serve basis). Located in the HEART OF THE VILLAGE and with the added bonus of NO ONWARD CHAIN, your early viewing is highly recommended.



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

Council Tax Band

E

EPC Rating:

C