



## Kinsheron Place, 2, Pemberton Road East Molesey, KT8 9LH

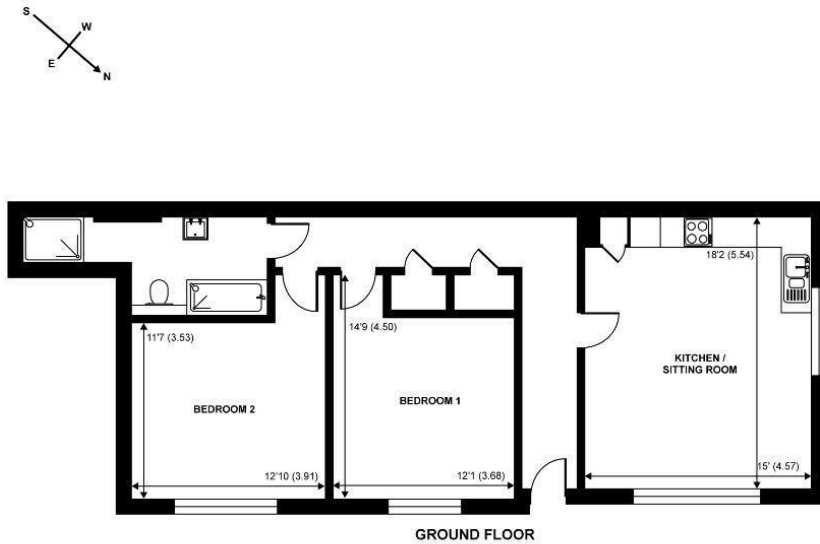
Asking Price £390,000 Leasehold

- GROUND FLOOR APARTMENT
- OPEN PLAN LAYOUT
- GATED DEVELOPMENT
- EXCELLENT CONDITION
- 2 DOUBLE BEDROOMS
- OWN PRIVATE ENTRANCE
- NO ONWARD CHAIN
- 1 BATHROOM
- 1 ALLOCATED PARKING SPACE
- WALKING DISTANCE TO HAMPTON COURT STATION

77-79 Walton Road, East Molesey, Surrey, KT8 0DP  
020 8941 1234

**RAWLINSON  
&WEBBER.**

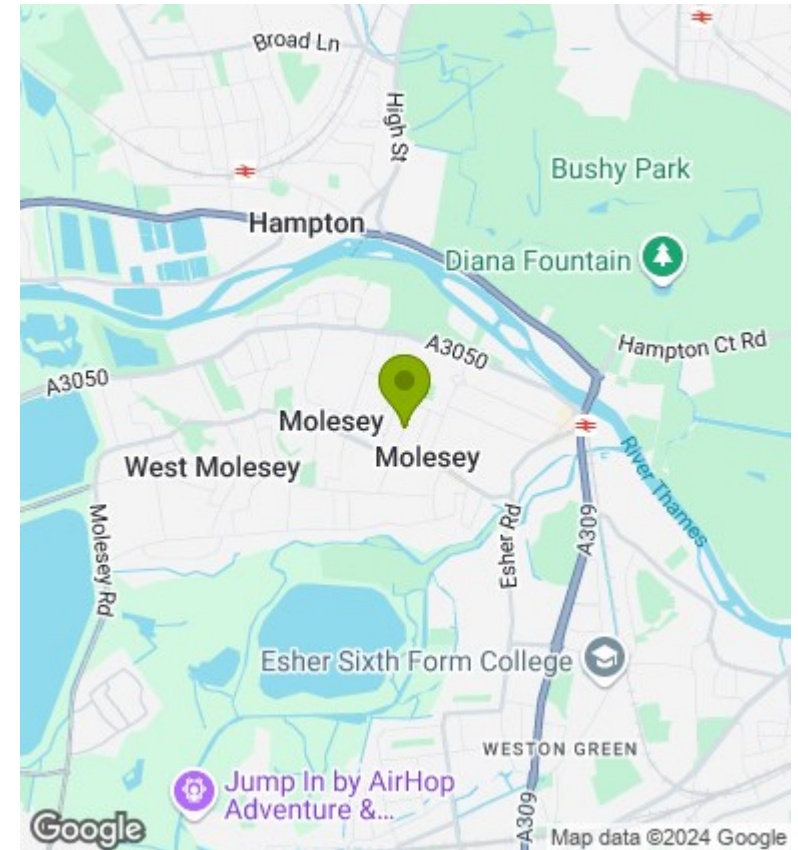
Approximate Area = 848 sq ft / 78.7 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simpsons Estate Agents (a Curchods). REF: 1073409

## Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this modern two double-bedroom ground-floor apartment. Offering a host of desirable features, making it an ideal home for the right buyer. The property boasts a private entrance, leading into a spacious layout that includes two large double bedrooms, a contemporary family bathroom with a large separate shower and an open-plan kitchen/dining/lounge. The stylish kitchen includes built-in compliances such as an AEG Oven, induction hob with extractor hood, dishwasher, washer/dryer and fridge/freezer. An allocated parking space, securely set behind electric gates, is conveniently located directly outside the front door. The prime location of this apartment places it just moments away from East Molesey High Street, with Hampton Court Parade and Station within easy reach. Additionally, the property is offered with no onward chain, facilitating a smoother and quicker purchase process. With a lease of approx. 118 years remaining, this exceptional property is available for immediate occupancy, combining modern living with a prime location to provide both comfort and convenience.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Council Tax Band

C

## EPC Rating:

D