



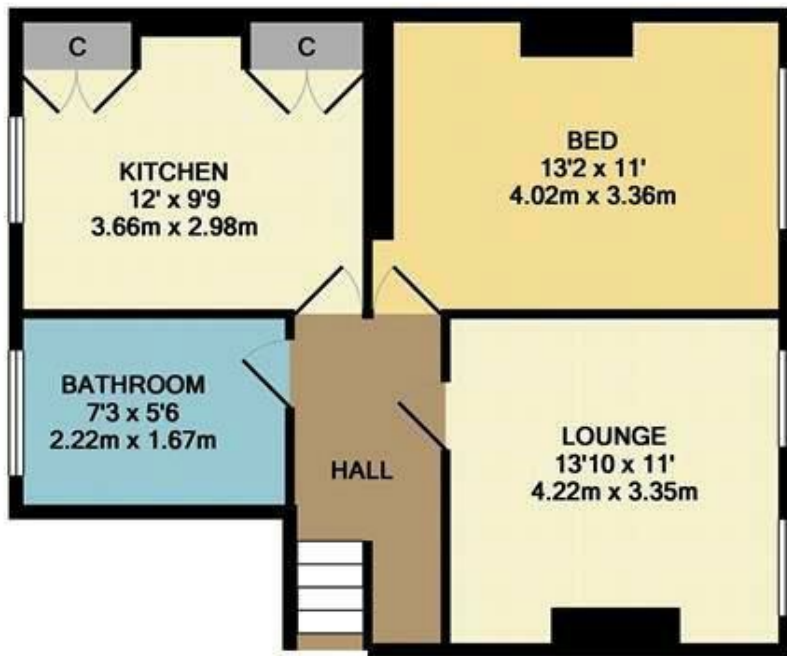
## Bridge Road, East Molesey, Surrey, KT8 9ER

**ASKING PRICE £265,000 LEASEHOLD**

- DOUBLE BEDROOM
- BATHROOM
- IDEAL FOR THE DAILY COMMUTER
- EAST MOLESEY

- LOUNGE
- SHORT DISTANCE AWAY FROM HAMPTON COURT STATION
- TOP FLOOR

- KITCHEN
- EXCELLENT LOCATION
- NO ONWARD CHAIN



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	EU Directive 2002/91/EC	83

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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TOTAL APPROX. FLOOR AREA 504 SQ.FT. (46.8 SQ.M.)

Introducing to the market is this fantastic 1 double-bedroom top-floor apartment in the highly sought-after Bridge Road, East Molesey. Nestled in the heart of Bridge Road, host to an array of vibrant cafes, restaurants, pubs, shops, and just moments away from Hampton Court station this property makes an ideal purchase for a working professional, first-time buyer, or home to let.

The property offers a deceptively spacious layout with a lounge, overlooking Bridge Road, a contemporary kitchen, a family bathroom, and a double bedroom. The allure to the property is without doubt its close proximity to the River Thames & Hampton Court Palace – which holds a variety of events throughout the year such as the renowned Hampton Court Flower Show, Royal Tennis, music concerts & its festive winter festival. Offered on the market with NO ONWARD CHAIN this property holds plenty of potential for the right buyer.