

# RAWLINSON & WEBBER



## 36 Aits View, Victoria Avenue, West Molesey, Surrey, KT8 1TL

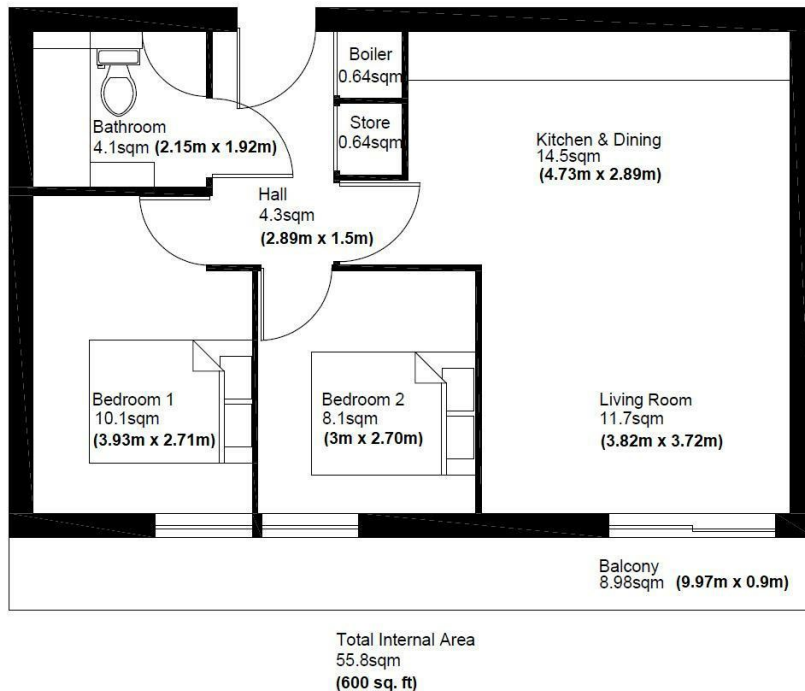
Asking Price £319,950 Leasehold

- PENTHOUSE APARTMENT (3RD FLOOR)
- OPEN PLAN KITCHEN & LOUNGE
- OPERATING LIFT
- HURST PARK LOCATION

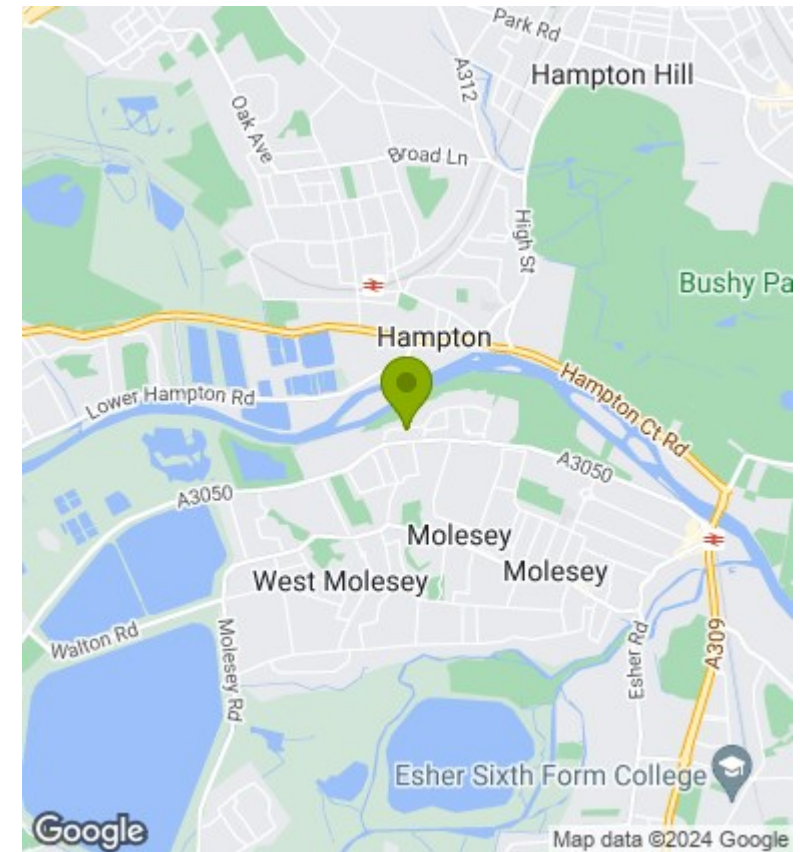
- 2 DOUBLE BEDROOMS
- HALLWAY
- ENTRY PHONE SYSTEM

- 1 BATHROOM
- PRIVATE BALCONY
- OFF-STREET PARKING ON A FIRST COME, FIRST SERVE BASIS





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



## Description

Rawlinson and Webber are pleased to offer this STUNNING 2-DOUBLE BEDROOM penthouse apartment with balcony.

This spacious apartment has a large open plan kitchen and lounge that benefits from double doors opening onto a private balcony, providing ample light into the property and panoramic views of the local area. Occupying two double bedrooms, one of which benefits from built-in wardrobes. A good-sized bathroom with bath and shower and a hallway with ample storage complete the apartment. There is also secure off-street parking on first come, first serve basis. We highly recommend your early viewings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Council Tax Band

D

## EPC Rating:

C