



**RAWLINSON
&WEBBER.**

Bridge Road, East Molesey
Offers Over £425,000 Freehold

RAWLINSON & WEBBER

Property Description

Explore this beautiful 2 bedroom ground-floor apartment in an Art Deco/Grade II listed gated development in the heart of East Molesey. Known for its close proximity to Bridge Road (also known locally as Hampton Court Village) and Hampton Court station with regular and direct trains into London Waterloo in around 38 minutes. This stunning development boasts Grade II original features with Art Deco design elements, and stunning communal grounds comprising an outdoor swimming pool, tennis court, and river-side communal gardens.

Situated on the ground floor, this property benefits from a large entrance hall with ample storage cupboards, and a well-positioned kitchen overlooking the River Mole. The contemporary kitchen includes mid-night blue eye-level and base-level units/cupboards, built-in appliances such as an oven, induction hob and extractor fan.

The large lounge/dining room features a fireplace with inset gas fire and features the original 1930s parquet flooring. A modern shower room with floor to ceiling gray tiles is a focal point of the property with a separate w/c directly next to it. The apartment occupies 2 spacious bedrooms, one of which offers built-in wardrobes. Further benefits are 1 parking space and visitor parking bays on a first-come, first-served basis.

For further property information, please speak with the sales team on 020 8941 1234.

Features

- ART DECO GRADE II LISTED GATED DEVELOPMENT
- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- SHOWER ROOM & SEPARATE W/C
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- VIEWS OF THE RIVER MOLE
- COMMUNAL GARDENS
- COMMUNAL SWIMMING POOL & TENNIS COURT
- 1 ALLOCATED PARKING SPACE

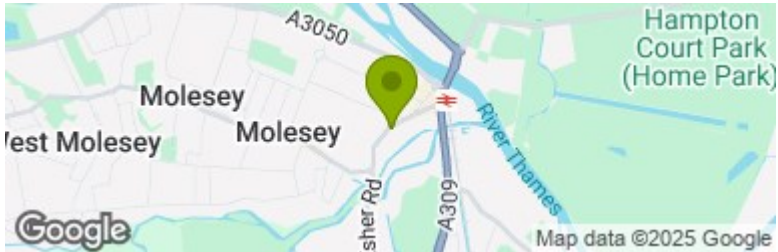


Ground Floor Flat

Kingfisher Court, Bridge Road, East Molesey

Total Area: 70.5 m² ... 759 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
EU Directive 2002/91/EC		
England & Wales		

EPC Rating: **E**

Council Tax Band **c**