



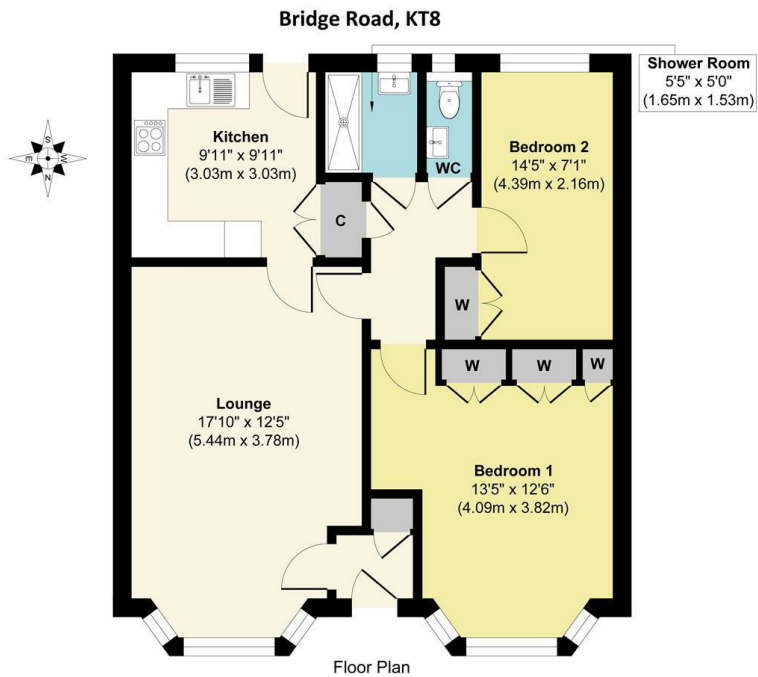
Westlands Court, Bridge Road, East Molesey KT8 9HQ

Asking Price £469,950 Share of Freehold

- GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE
- PORCH
- BRIDGE ROAD LOCATION

- PRIVATE ENTRANCE
- MODERN KITCHEN
- ALLOCATED OFF-STREET PARKING & BIKE STORE

- 2 DOUBLE BEDROOMS
- SHOWER ROOM WITH SEPARATE W/C
- CLOSE PROXIMITY TO TRAIN STATION



Approx. Gross Internal Floor Area 763 sq. ft / 70.89 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system 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. Produced by designimperial.com

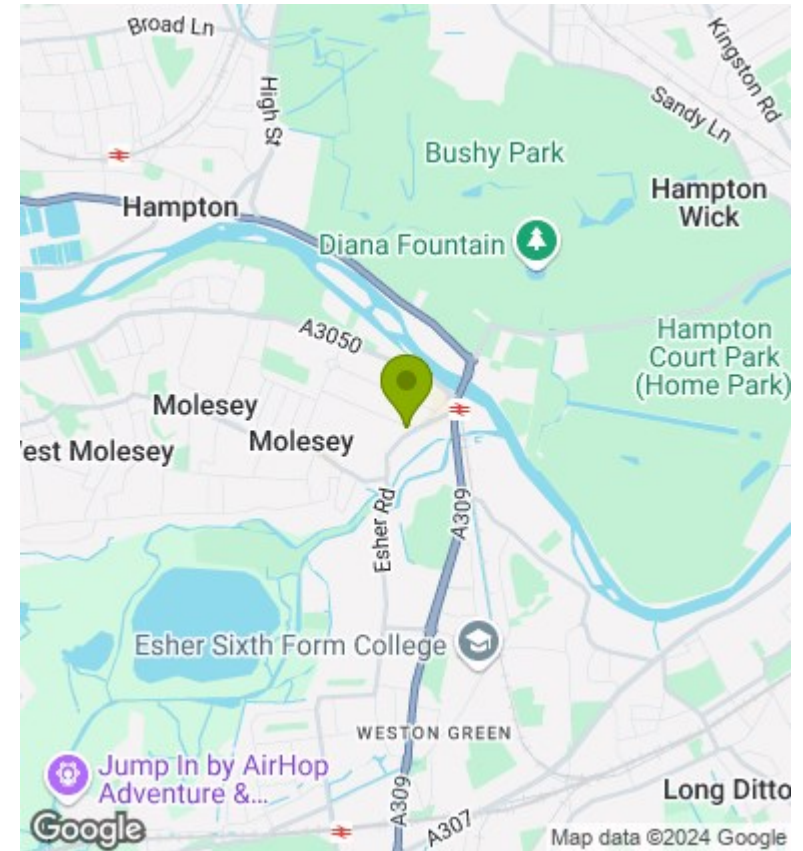
Description

Rawlinson and Webber are pleased to welcome to the market, this charming 2 double-bedroom ground floor apartment, situated within the highly sought-after 1960s development of Westlands Court, Bridge Road, East Molesey. This well-appointed residence offers spacious ground-floor living and is located in a prime location, with easy access to Bridge Road's local amenities and Hampton Court train station.

The apartment boasts its own private entrance, opening to a small porch with storage space, perfect for outerwear. The very heart of the home is a large lounge/dining room adorned with a bay window, fitted wooden shutters and parquet flooring. A spacious kitchen includes eye and base-level units with a built-in electric oven, gas hob and a deep storage cupboard. It also provides access to the communal garden and a secure communal bike shed.

The accommodation features two double bedrooms, both with built-in wardrobes. The principal bedroom is further enhanced by a large bay window and wooden shutters. The layout is thoughtfully designed, with a central hallway connecting all rooms and a modern shower room with a separate w/c completing the interior.

Additional benefits of this property, including an allocated parking space and access to a secure communal bike store, perfect for cycling enthusiasts or additional storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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

D

EPC Rating:

C