



**RAWLINSON  
&WEBBER.**

Palace Road, East Molesey  
Asking Price £835,000 Freehold



## Property Description

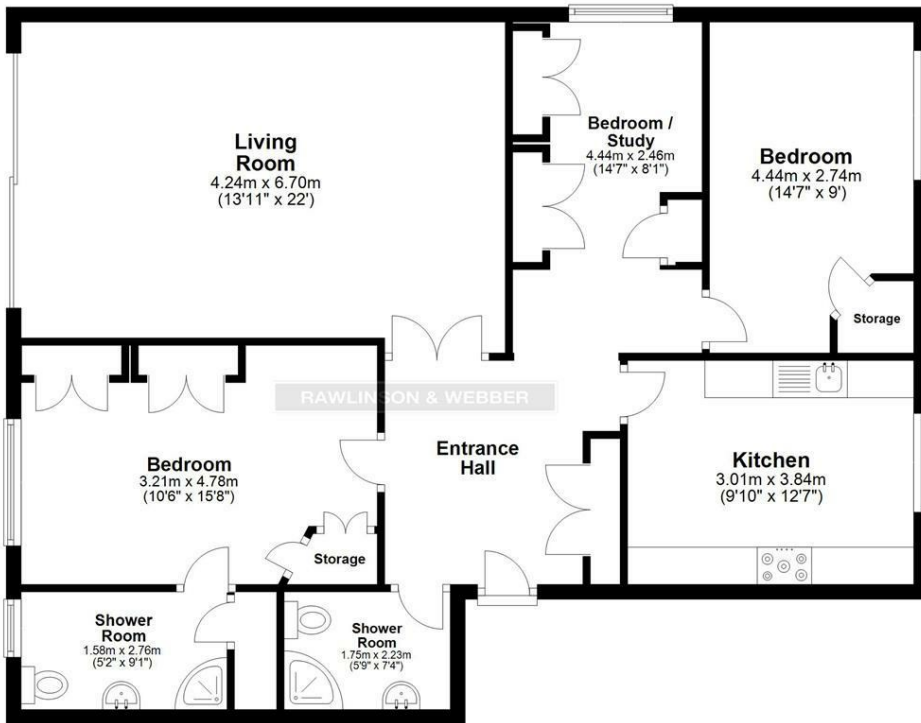
Discover this deceptively spacious and well-maintained raised ground-floor apartment enjoying its own private entrance and south facing terrace, situated in Motcombe, Palace Road, East Molesey. Arguably, one of the best 2 roads in Molesey. Part of a small development of apartments, this raised ground-floor home offers an abundance of living space, and thoughtfully designed accommodation, all within close proximity to local shops, restaurants, Hampton Court train station and the River Thames.

Welcoming you into the property is a large reception hallway, offering a useful storage/cloak cupboard, and a modern shower room situated just off the hallway. A spacious contemporary kitchen offers built-in appliances, eye and base level units with a cosy breakfast bar finishing off the room. A spacious lounge, is the heart of the home with ample space for a dining table, a charming electric fireplace and large sliding doors opening on the property's private terrace, with steps leading down to the beautiful communal grounds. The principal bedroom benefits from views of the communal grounds, three built-in wardrobes and a modern en-suite shower room with a large storage cupboard. The second double bedroom, not looking to be forgotten has a deep storage cupboard and is also adjacent to a large study/bedroom 3 offering ample cupboard space and a versatile space to make your own.

Buyers will enjoy a large mature south-facing communal garden with a number of trees and shrubs providing a good deal of privacy, a private allotment garden is situated at the rear for any keen gardeners and home growers. Two allocated parking spaces in a secure underground car park with two additional storage units are also included with this purchase as well as ample private parking for visitors. Tenure: Leaseholders collectively own a Share of the Freehold and sold with vacant possession.

## Features

- GROUND-FLOOR APARTMENT
- PRIVATE ENTRANCE
- PRIVATE TERRACE
- 3 BEDROOMS
- 2 BATHROOMS
- KITCHEN
- LOUNGE
- COMMUNAL GROUNDS
- 2 ALLOCATED UNDERGROUND PARKING SPACES WITH ADDITIONAL STORAGE UNITS
- SHARE OF FREEHOLD & VACANT POSSESSION



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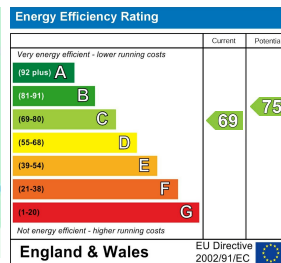
Plan produce for RAWLINSON & WEBBER Estate Agent

Evolve  
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA

Sq. meters	100.9
Sq. feet	1085.6



## Council Tax Band

E

## EPC Rating:

C