

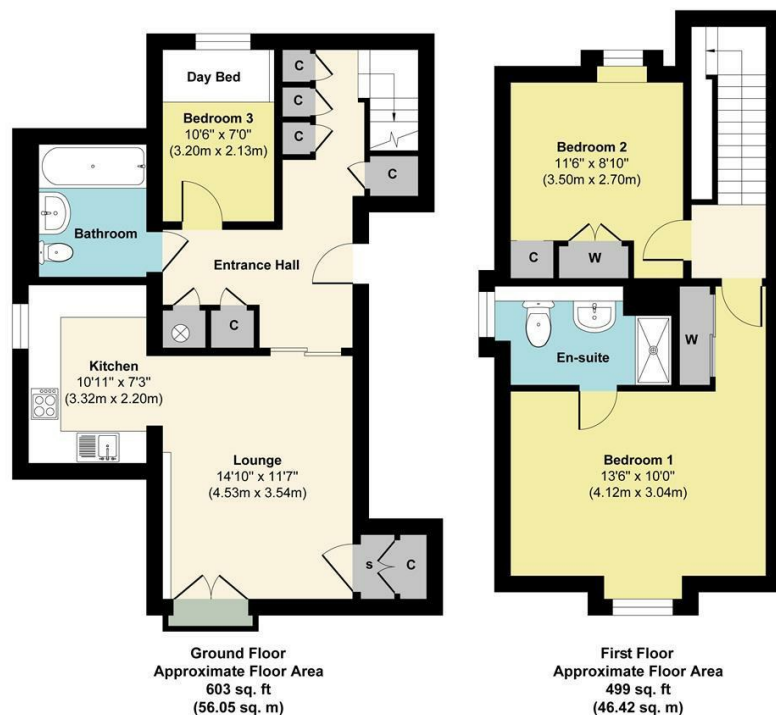


**RAWLINSON  
&WEBBER.**

Queens Reach, East Molesey  
Asking Price £622,000 Freehold



## Queens Reach, KT8



Approx. Gross Internal Floor Area 1102 sq. ft / 102.47 sq. m.

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.

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## Property Description

Rawlinson and Webber are thrilled to present this immaculate 2-storey, 3-bedroom apartment. This luxury apartment is one of just four unique apartments in Elizabeth House within gated community of Queens Reach in East Molesey. Situated moments away from Hampton Court train station, Hampton Court Village, the River Thames and Royal Parks.

The apartment features an entrance hall with custom-built storage units and a utility cupboard. A generous sized lounge with a Juliette balcony, showcases the property beautifully and benefits from gas underfloor heating, a concealed deep-set larder, and a media wall. The contemporary kitchen is equipped with eye and base level units, Bosch integrated appliances, and a dishwasher. Completing the first floor is a good-sized bedroom with a bespoke built-in bed frame with storage and a modern family bathroom.

Moving onto the 2nd floor, the property offers another two double bedrooms, both benefiting from built-in wardrobes. The principle bedroom also comprises a stylish shower en-suite and an ingenious hidden office space. The property also provides loft access for extra storage.

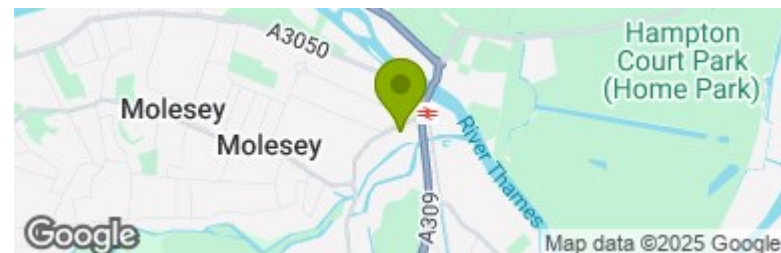
The property is sold with a allocated parking space, 3 additional visitor bays (on a first come; first serve basis), a secure bike store and no onward chain. We highly recommend your early viewings.

## Features

- 1ST & 2ND FLOOR APARTMENT
- RIVER-BACKING GATED DEVELOPMENT
- 3 BEDROOMS
- 2 BATHROOMS
- KITCHEN WITH BUILT-IN APPLIANCES
- LOUNGE WITH JULIETTE BALCONY
- UTILITY CUPBOARD & A LARDER CUPBOARD
- GAS UNDERFLOOR HEATING
- ALLOCATED PARKING & BIKE STORE
- NO ONWARD CHAIN

Council Tax Band E

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		