

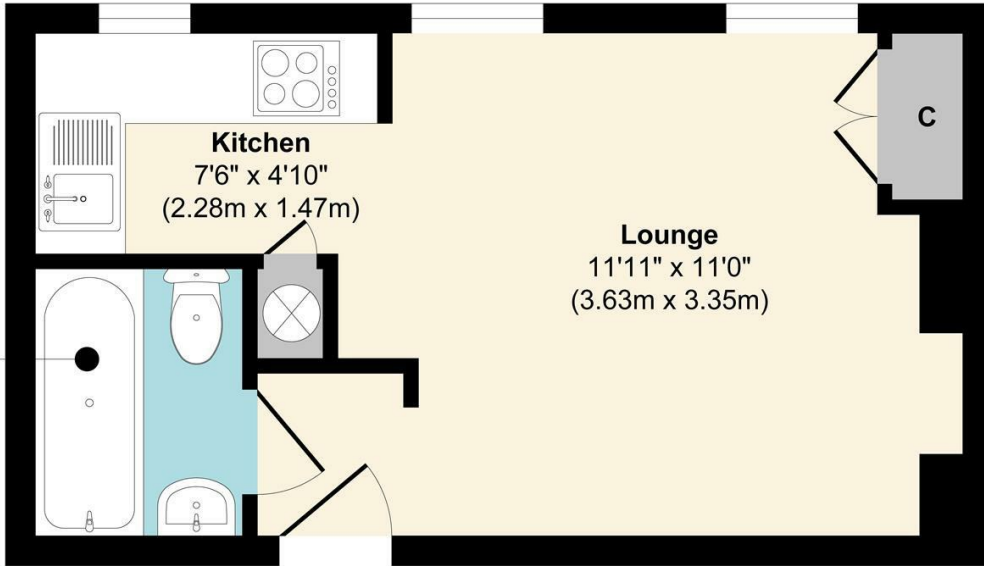


**RAWLINSON  
&WEBBER.**

**Wolsey Road, East Molesey**  
**Offers Over £150,000 Freehold**

Wolsey Road, KT8

**Bathroom**  
5'8" x 4'6"  
(1.73m x 1.38m)



Approx. Gross Internal Floor Area 222 sq. ft / 20.70 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

A fantastic opportunity to purchase this top floor studio apartment in prestigious Wolsey Road, East Molesey. The apartment is within easy reach of Hampton Court train station with a regular direct service to London. There are also frequent bus services to Kingston, Twickenham and Richmond. The M4, M3 and M25 motorways are also within easy driving distance. Hampton Court Palace and the Royal Parks are nearby, as is Bridge Road, home to a variety of trendy coffee shops, tasteful restaurants, pubs and independent shops. Also within close proximity of the River Thames, offering stunning river walks.

The property has six parking bays, available on a first come, first served basis. Plenty of parking is available on the road itself.

The flat requires modernisation, but is bright and airy and overlooks large gardens at the rear. Sold with SHARE OF FREEHOLD AND NO ONWARD CHAIN. We highly recommend early viewing.

Images have been digitally enhanced or dressed using AI technology for illustrative purposes only. They are intended to provide inspiration and visual ideas for potential buyers and may not reflect the current or actual condition of the property/products.

## Features

- TOP-FLOOR STUDIO APARTMENT
- 1 BATHROOM
- SOUTH-FACING PANORAMIC VIEWS
- VICTORIAN FEATURES
- CLOSE PROXIMITY TO HAMPTON COURT STATION
- NO ONWARD CHAIN
- LEASE OF 149 YEARS REMAINING
- SHARE OF FREEHOLD

## Council Tax Band

B

## EPC Rating:

F

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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