

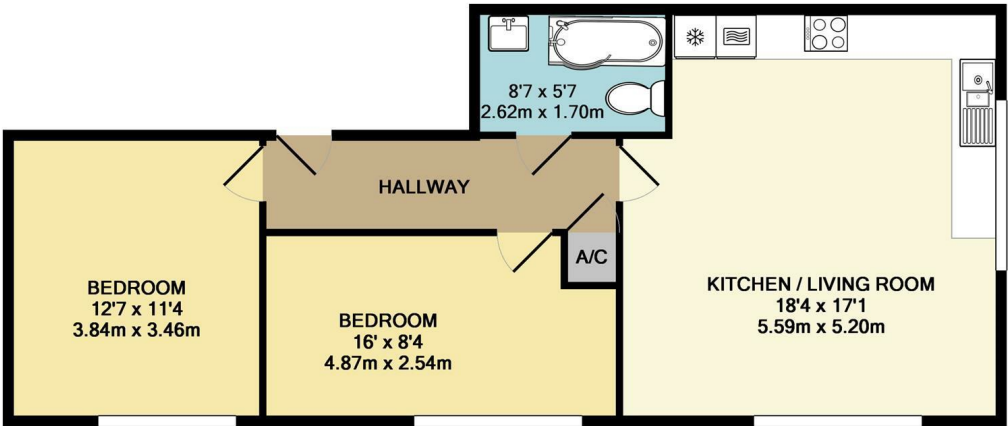


**RAWLINSON  
&WEBBER.**

Pemberton Road, East Molesey  
£1,875 Per Month Freehold

# Property Description

Rawlinson and Webber are very pleased to offer this two double bedroom, third storey apartment in the exclusive Kinsheron Place, East Molesey. The property is part of a gated development with video entry and a lift. The apartment is ready for occupation and your viewing is highly recommended.

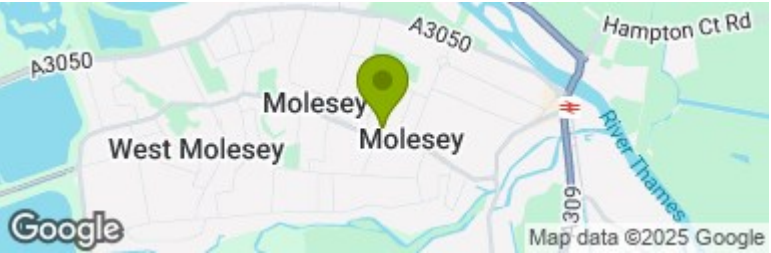


TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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SITUATED in a sought-after East Molesey village location with it's very useful supermarket and other well established retail shops. Close to the River Thames and within easy access of schools, library, health and fitness clubs. Hampton Court Station (TFL ZONE 6) and Bridge Road with its bustling café's, restaurants, boutiques and antique shops is only a short distance away. There is also a nearby bus service, connecting with Kingston and Walton upon Thames.

- Features**
- THIRD FLOOR APARTMENT • 2 BEDROOMS • OPEN PLAN LOUNGE/KITCHEN/DINER • BATHROOM • GATED DEVELOPEMENT • DOUBLE GLAZING • ELECTRIC HEATING • VIDEO ENTRY • LIFT



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>	69	69
(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		

Council Tax Band

D

EPC Rating:

C