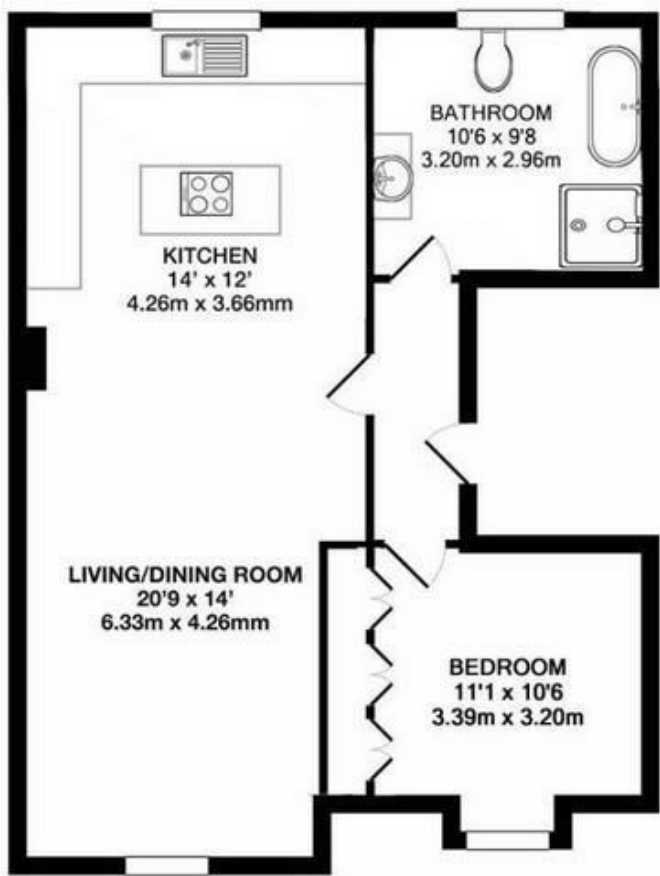




**RAWLINSON
&WEBBER.**

Walton Road, East Molesey
Asking Price £375,000 Leasehold

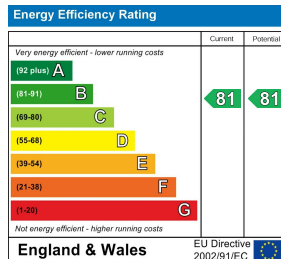
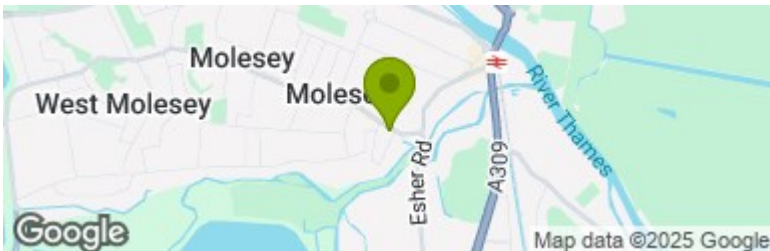




SECOND FLOOR FLAT

OLIVE COURT, 40 WALTON ROAD, EAST MOLESEY
INTERNAL FLOOR AREA (APPROX.) 680 sq ft/ 63.2 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metrocix © 2018.



Property Description

A beautifully presented and spacious one-bedroom top floor apartment, forming part of an exclusive development of just four properties, built circa 2018. Offering approximately 680 sq. ft. of bright and airy accommodation, the property is finished to a high standard throughout and is ideally located in the heart of East Molesey Village with easy access to local amenities and transport links.

The property comprises a welcoming entrance hall with a useful built-in mirrored storage cupboard, leading to a generous open-plan living/dining area with attractive front-facing sash windows. The contemporary Newline kitchen is fitted with quartz worktops, integrated Bosch appliances, and a stylish central island with hob and under-counter sink, creating a seamless flow of high quality finishes. A large roof light further enhances the natural light throughout the space.

The spacious double bedroom also enjoys front-facing sash windows and benefits from bespoke fitted wardrobes and a mechanical passive room ventilation system. The luxury bathroom features a freestanding egg-shaped bath, designer Grohe fittings, a separate wet room shower area, and underfloor heating.

Additional features include a wet underfloor heating system with zonal controls throughout, acoustic glass within UPVC sash windows, and a Durabella acoustic sub-floor, all contributing to excellent soundproofing and a warm, peaceful environment. The development also benefits from a secure entry system, bicycle storage, and a long lease with approximately 119 years remaining. The property has an EPC rating of B and falls within Council Tax Band C (Elmbridge Borough Council).

Features

- TOP FLOOR MODERN APARTMENT
- SPACIOUS 1 DOUBLE BEDROOM
- EXCLUSIVE DEVELOPMENT OF 4 PROPERTIES, BUILT CIRCA 2018
- HIGH QUALITY FINISHES
- 20FT OPEN PLAN LIVING
- LUXURY BATHROOM
- WET UNDERFLOOR HEATING WITH ZONAL CONTROL
- SECURITY ENTRY SYSTEM & BICYCLE STORAGE
- EAST MOLESEY VILLAGE LOCATION
- LONG LEASE OF 119 YEARS REMAINING

EPC Rating:

B

Council Tax Band

C