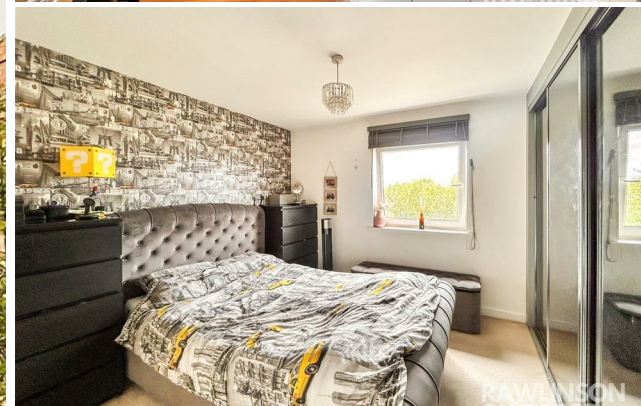
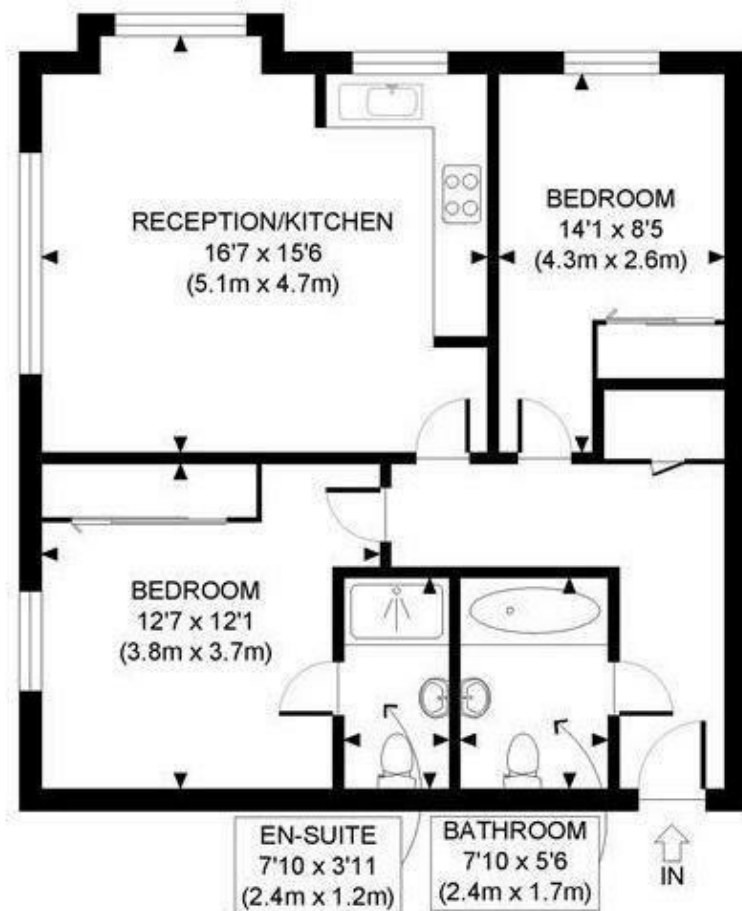




**RAWLINSON
&WEBBER.**

Pool Close, West Molesey
Asking Price £285,000 Freehold





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 684 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 684 SQ FT/ 64 SQM



Property Description

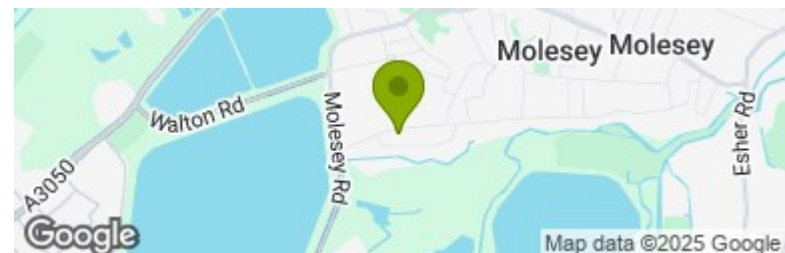
Rawlinson and Webber are thrilled to offer for sale this fantastic two double bedroom, two bathroom second-floor apartment, situated in Timothy Place, a modern purpose built development in the West of Molesey.

Featuring an entrance hallway with cupboard space and a bright open plan kitchen/lounge. The kitchen comprises white cabinetry with integrated appliances such as electric hob, dual oven with extractor fan, fridge & freezer and a dishwasher. Both double bedrooms are generous in size and benefit from built-in wardrobes. The principal bedroom, also supports a modern en-suite shower room. A contemporary family bathroom is situated adjacent to the second bedroom; for convenience and ease.

Other benefits include; unallocated residential parking, double-glazing, security entry phone system, electric heating, a long lease and well kept communal gardens. Your early internal viewing is highly recommended.

Features

- 2ND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS (INCLUDING EN-SUITE)
- OPEN PLAN KITCHEN/LOUNGE
- UNALLOCATED RESIDENTIAL PARKING
- TELEPHONE ENTRY SYSTEM
- WELL-MAINTAINED GROUNDS
- LONG LEASE
- SOUTH-FACING VIEWS FROM KITCHEN/LOUNGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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		

EPC Rating:

C

Council Tax Band

D