



**RAWLINSON  
&WEBBER.**

Pavilion Place, East Molesey  
Asking Price £499,950 Freehold



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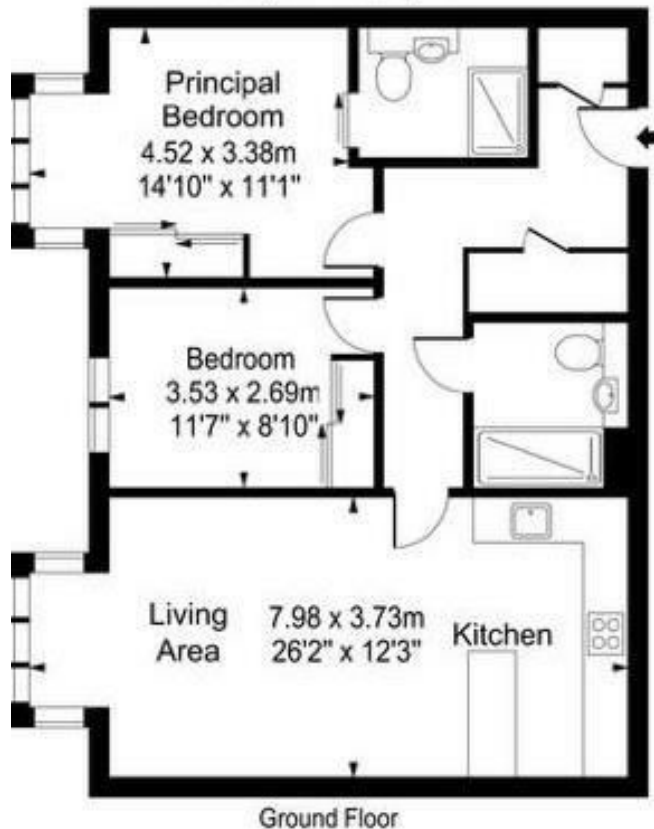
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## Pavilion Place

Approx. Gross Internal Area  
74 Sq M - 799 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

## Property Description

A truly stunning, modern 2 bedroom ground floor apartment located in one of East Molesey's best locations. The apartment was built only a few years' ago and still benefits from a beautifully fitted kitchen, with appliances installed - being open-plan to a large lounge/dining room with views over the garden areas around. There are 2 very good sized bedrooms and one has an - en-suite as well as there being a family bathroom. Unusually, there is also a decent amount of storage.

Additional features include a underfloor heating system, double-glazing and a secure intercom as well as lovely landscaped grounds, which include residents' parking and plenty of visitor spaces.

From this very central location, a buyer will have access to the Hurst Meadow and River Thames beyond. There is Hurst Swimming Pool just across the road and a little further afield but still within easy reach is Hampton Court Train Station with regular train services to Waterloo - an easy bike ride should get you there in 5 /6 minutes.

Shops are available at Hurst Park Tesco, Walton Road or Bridge Road which has an excellent supply of eateries including pubs, cafes', restaurants and a selection of other independent shops.

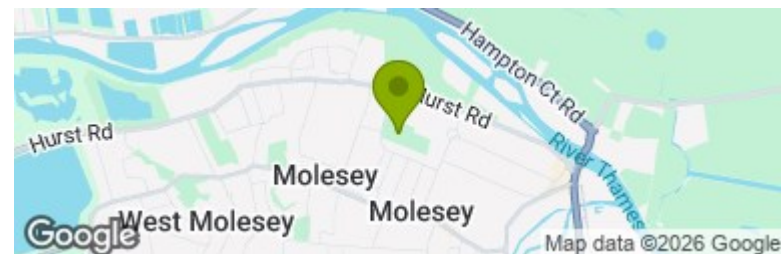
No onward chain.

## Features

- TWO BEDROOM GROUND FLOOR APARTMENT
- BEAUTIFULLY FITTED KITCHEN
- FAMILY BATHROOM
- LANDSCAPED GROUNDS
- QUIET RESIDENTIAL LOCATION
- MODERN BUILD
- PARKING
- GOOD ENERGY EPC B
- GOOD FOR COMMUTERS (NEAR HAMPTON COURT STATION)

Council Tax Band: D

EPC Rating: B



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 81      | 81        |
| (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                     |         |           |