



**RAWLINSON  
&WEBBER.**

Walton Road, East Molesey  
£1,600 PCM Freehold

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# Property Description

Rawlinson & Webber are delighted to offer this beautifully renovated one bedroom first floor flat, ideally located in the heart of East Molesey.

The property has undergone a full programme of refurbishment and is presented in excellent condition throughout. Improvements include new flooring, full redecoration, a brand new fitted kitchen and a brand new bathroom, creating a stylish, modern home ready for immediate occupation.

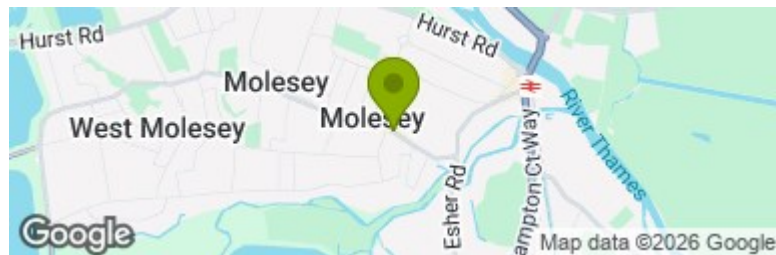
The accommodation comprises a bright open-plan living room and kitchen, providing a practical and contemporary living space. The newly installed kitchen has been finished to a high standard and offers a smart range of fitted units, worktop space and appliances.

There is one double bedroom, neutrally decorated and finished with new flooring, together with a separate brand new bathroom fitted with a modern suite and shower over the bath.

The property is situated above Rawlinson & Webber's East Molesey office, right in the centre of Walton Road, with local shops, cafés, restaurants and everyday amenities immediately available. Hampton Court, Bridge Road, the River Thames and Hampton Court Station are also within easy reach, making this an excellent opportunity to secure a prime first floor, fully renovated home in the highly sought after Molesey location.

**ONE DOUBLE BEDROOM • FULL RENOVATION THROUGHOUT • BRAND NEW FITTED KITCHEN • BRAND NEW FITTED BATHROOM • NEW FLOORING THROUGHOUT • REDECORATED THROUGHOUT • OPEN PLAN LIVING ROOM AND KITCHEN • CENTRAL EAST MOLESEY LOCATION • CONVENIENT FOR HAMPTON COURT STATION • IDEAL FOR SINGLE PROFESSIONAL OR COUPLE**

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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>			
(54-68) <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	

Council Tax Band

C

EPC Rating: