



**RAWLINSON  
& WEBBER.**

Pemberton Road, East Molesey  
Asking Price £349,950 Leasehold

## Property Description

Rawlinson and Webber are pleased to offer for sale this high quality refurbished 2 bedroom, ground floor apartment in this quiet, popular over 55's, independent living, development - Aragon Court, situated in the heart of East Molesey. THE APARTMENT HAS AN OPTION FOR A LONG LEASE EXTENSION WHICH CAN BE DISCUSSED IF DESIRED.

A beautifully presented apartment features an entrance hallway with a handy cloak cupboard, a stylish shower room, and a bright, spacious lounge adorned with a large bay window, wooden plantation shutters and solid oak flooring. The modern kitchen is equipped with sleek white eye-level and base units, a built-in oven & microwave, a gas hob, and an extractor fan. The layout is completed by a large double bedroom, which includes fitted wardrobes. The second bedroom boasts double doors that open directly onto the communal grounds with a secluded patio area directly in-front.

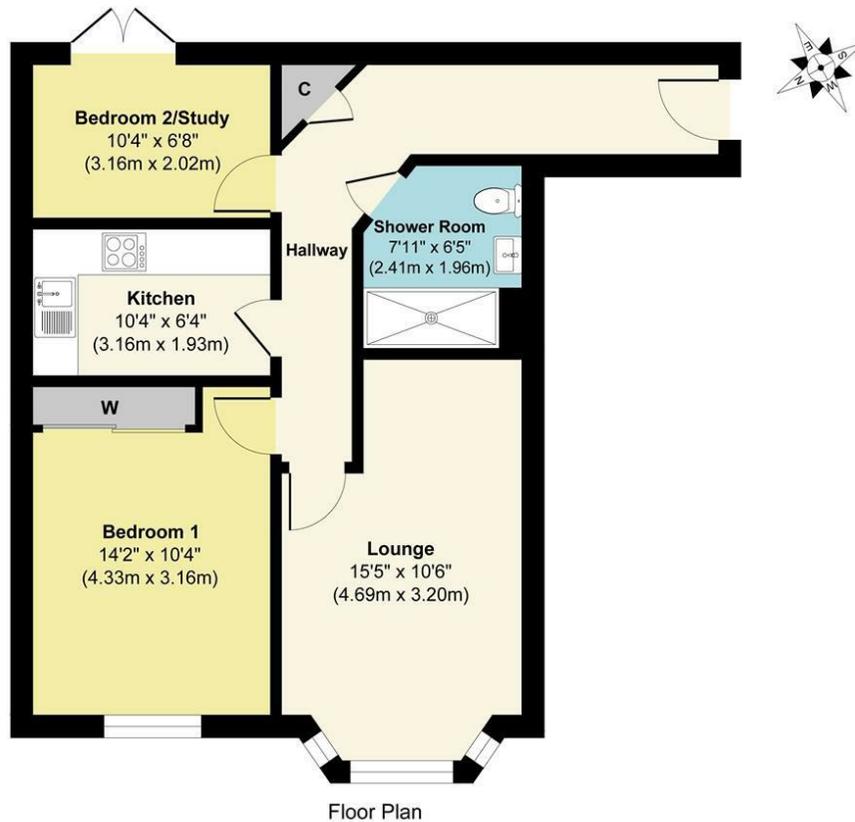
The development benefits from lift access to all floors, residents' conservatory, a well-maintained large communal garden and off-street parking (on a first-come, first-serve basis).

Aragon Court is situated in a much sought-after residential road in East Molesey village, level walking to local cafes, shops, restaurants, library and the bus 411. Bridge Road with its numerous cafe's, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL Zone 6, connecting to London Waterloo). Kingston-upon-Thames with its shopping facilities is also close by.

## Features

- NO ONWARD CHAIN • OVER 55s DEVELOPMENT • GROUND FLOOR APARTMENT • 2 BEDROOMS • MODERN KITCHEN • LOUNGE • SHOWER ROOM • DIRECT ACCESS TO COMMUNAL ACCESS FROM APARTMENT • COMMUNAL CONSERVATORY & GARDEN • OFF-STREET PARKING (FIRST COME; FIRST SERVE)

Pemberton Road, KT8



Approx. Gross Internal Floor Area 647 sq. ft / 60.14 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Council Tax Band: E

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	