



**RAWLINSON  
&WEBBER.**

Bridge Road, Est Molesey  
Asking Price £425,000 leasehold

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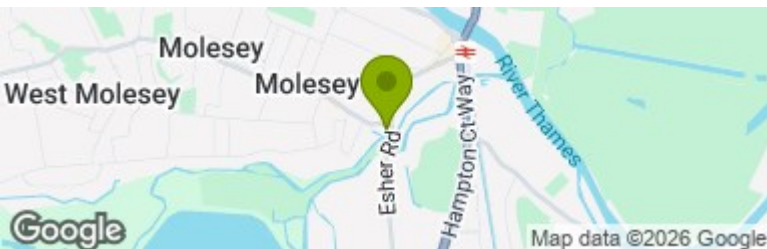
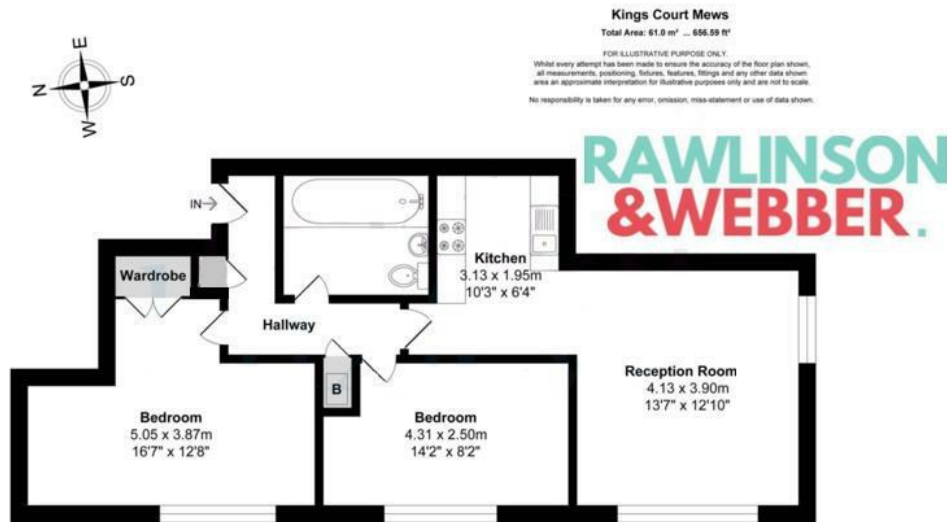
## Property Description

A VERY WELL PRESENTED AND GOOD SIZED TWO BEDROOM FIRST FLOOR APARTMENT close to Hampton Court Station and the River Thames. This property makes an ideal purchase for a down sizer, professional couple or an investor. Further benefits include the well-tended communal gardens, with a delightful seating area backing onto the River Mole as well as two, gated off-street parking spaces. Your early viewing is highly recommended.

SITUATED in THE HEART of much sought-after residential road in East Molesey village, within easy access of local shops and schools. Bridge Road has numerous cafés, restaurants, boutiques and antique shops and is only a short distance away, as is Hampton Court Station and the bus terminal (ideal for the daily city commuter). Kingston-Upon-Thames with its renowned and diverse shopping facilities is close by. Molesey also has health/fitness, rowing and cricket clubs amongst others.

## Features

- BEAUTIFUL TWO BEDROOM FIRST FLOOR APARTMENT
- KITCHEN/RECEPTION ROOM
- FAMILY BATHROOM
- TWO PRIVATE GATED PARKING SPACES
- LARGE COMMUNAL GARDEN
- STUNNING VIEWS OVER THE RIVER MOLE
- EAST MOLESEY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	79
EU Directive 2002/91/EC			

## Council Tax Band

E

## EPC Rating:

C