



**RAWLINSON  
&WEBBER.**

**Victoria Avenue, West Molesey  
Asking Price £375,000 Share of Freehold**



## Property Description

Rawlinson and Webber are delighted to present, with no onward chain, this modern two-bedroom apartment on the fifth floor, boasting panoramic views of the River Thames, Hurst Park, and the surrounding area.

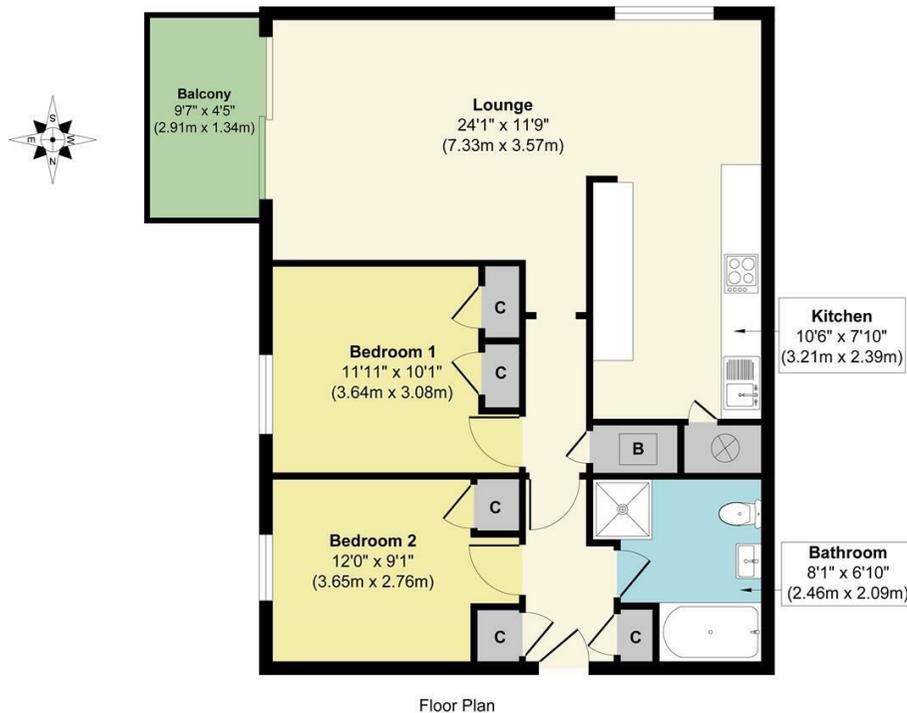
Immaculately presented throughout, the apartment features a welcoming entrance hallway with two practical storage cupboards, and a stylish bathroom complete with both a bath and a separate shower cubicle.

The heart of the home is the spacious open-plan, L-shaped kitchen and reception room. Flooded with natural light, the reception area provides ample space for both dining and seating, with large sliding doors opening onto a west-facing balcony – the perfect spot to enjoy breathtaking sunsets and uninterrupted views.

The contemporary kitchen offers excellent storage and worktop space, including a deep cupboard ideal for use as a larder. Completing the layout are two generously sized bedrooms.

Additional benefits include a private garage with a electrically operated garage door and has an independent supply of electricity and light, additional storage locker in the basement, extensive communal gardens with a dedicated entertaining area, and lift access for the convenience of residents and guests.

### Thames Court, KT8



Floor Plan

Approx. Gross Internal Floor Area 753 sq. ft / 69.95 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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## Features

- IMMACUALTE CONDITION
- 5TH FLOOR APARTMENT - ELEVATOR ACCESS
- 2 DOUBLE BEDROOMS
- KITCHEN
- LOUNGE
- BATHROOM - WITH A SEPERATE SHOWER CUBICLE
- COMMUNAL GARDENS
- STUNNING VIEWS
- PRIVATE BALCONY
- NO ONWARD CHAIN

Council Tax Band D

EPC Rating: C

