

## Flat 19, Timothy Place, Pool Close, West Molesey, Surrey, KT8 2HR

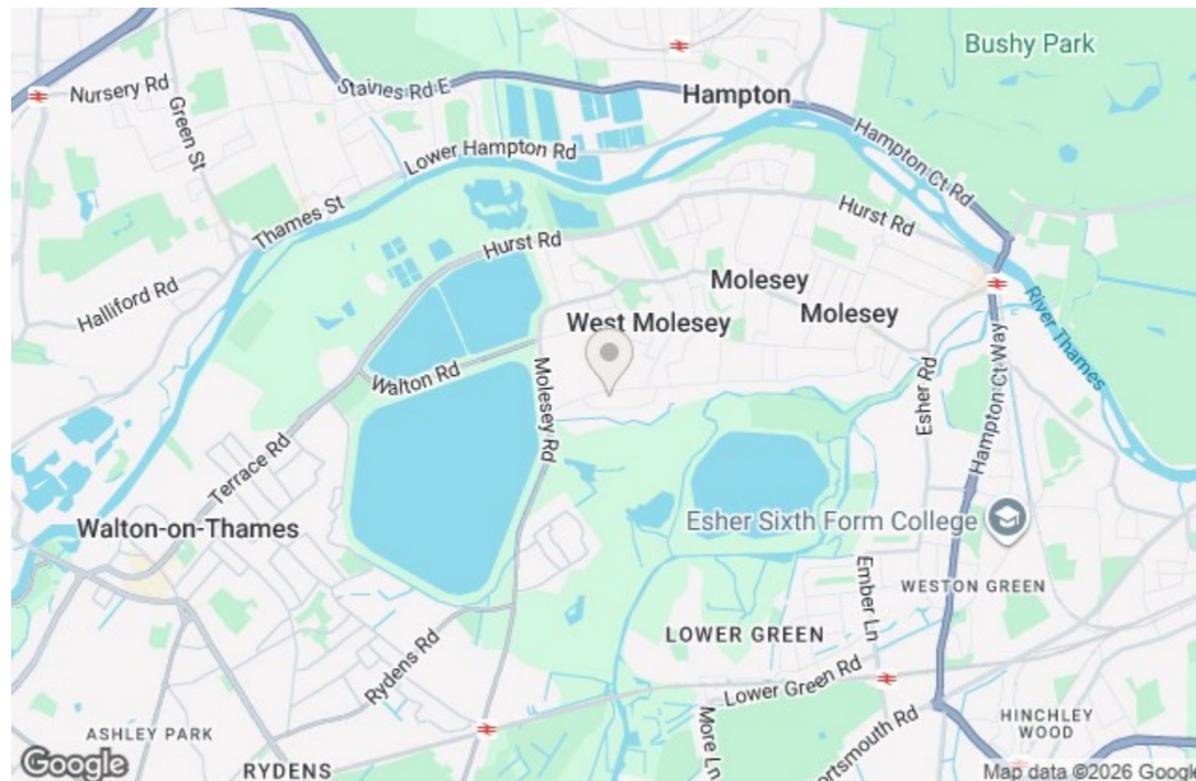
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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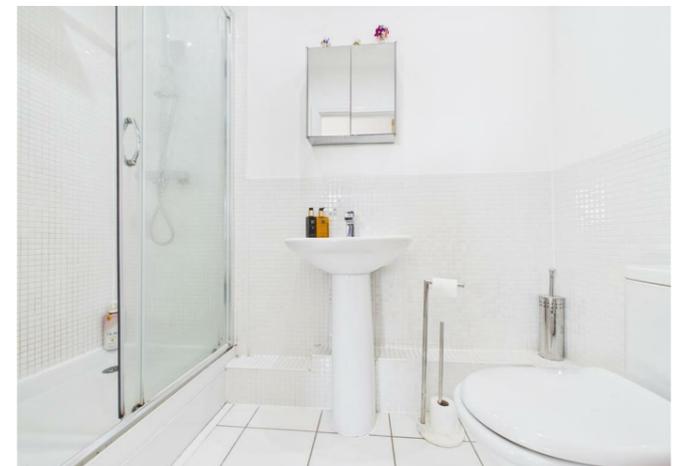
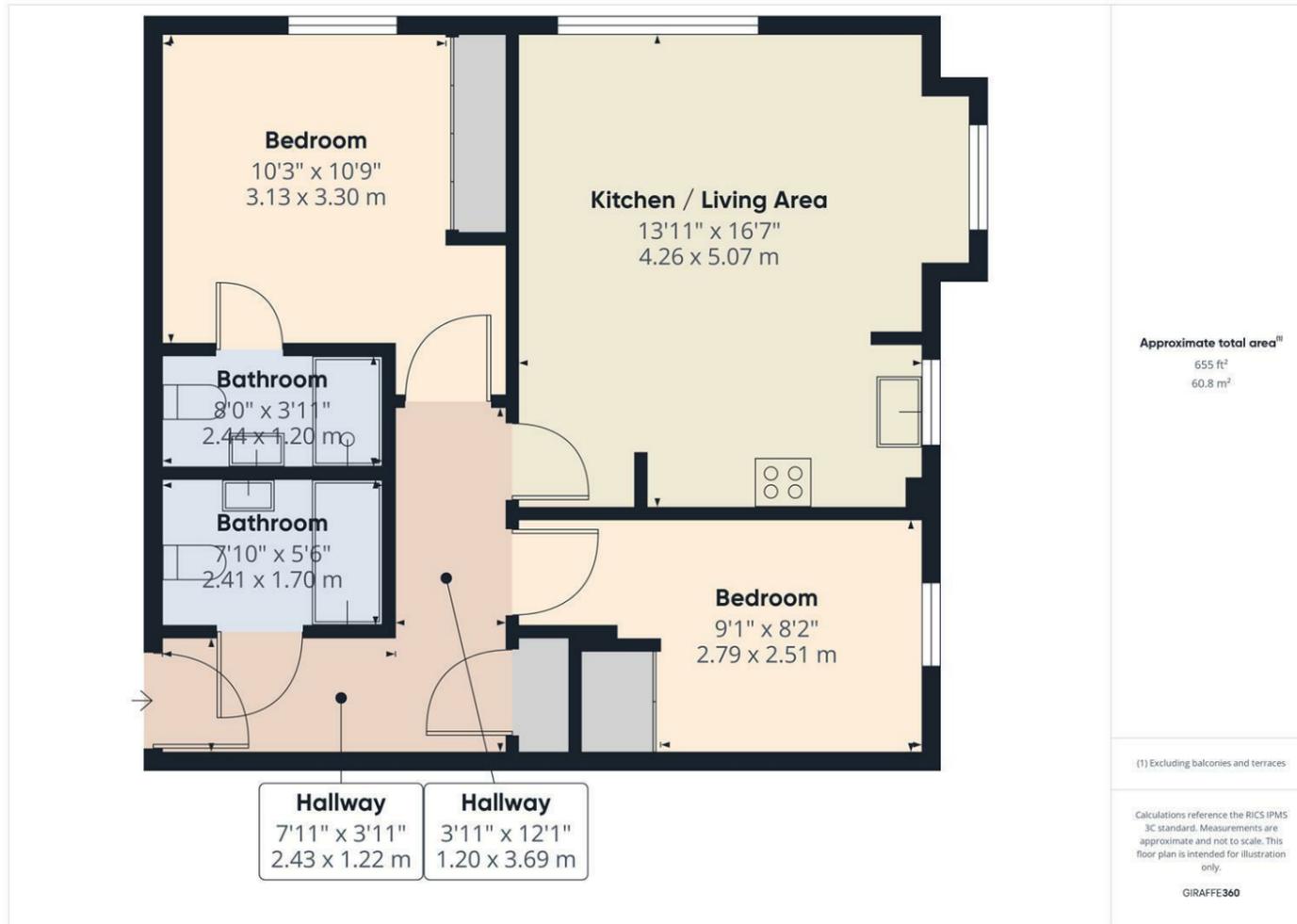


**£279,000 Leasehold**

We are pleased to offer this bright and airy second floor apartment which was built around 2005 and is conveniently situated within easy reach of local shops and bus routes. The property is well presented throughout and briefly comprises:- large entrance hallway with hardwood flooring which is also laid through to the double aspect living area with a modern open plan kitchen with fitted appliances. There are two double bedrooms both with fitted wardrobes with the master bedroom benefitting from an en-suite shower room in addition to the main bathroom. Externally, there are well maintained communal grounds with residents parking of which there are two parking permits available. Viewings are strongly recommended by contacting our East Molesey office. Council tax band C £2171 PA.



# Pool Close, West Molesey, Surrey, KT8 2HR



- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- BRIGHT AND AIRY OPENPLAN LIVING SPACE
- VENDOR CAN OFFER NO ONWARD CHAIN
- SECURITY ENTRY SYSTEM

- EN-SUITE TO MASTER BEDROOM
- TWO PERMIT PARKING SPACES
- MODERN KITCHEN WITH FITTED APPLIANCES
- 131 YEAR UNEXPIRED LEASE
- DOUBLE GLAZING

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

