



**RAWLINSON  
&WEBBER.**

River Bank, East Molesey  
£1,895 PCM Freehold

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## Property Description

Rawlinson & Webber are pleased to offer this well-presented two bedroom first floor apartment, ideally positioned in the heart of Hampton Court Village, moments from the River Thames.

The property is set within The Old Boat House, a small and attractive development on Riverbank, offering a fantastic location for tenants looking for riverside living with excellent access to local amenities and transport links.

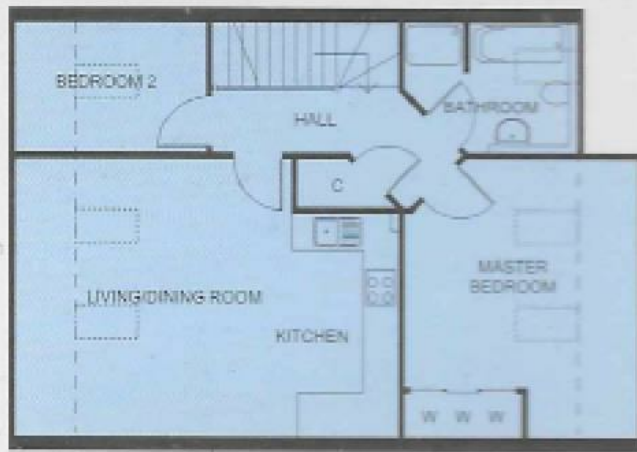
The accommodation comprises a bright open plan reception room and kitchen, two bedrooms and bathroom with separate shower cubicle. The layout offers a practical and comfortable home, ideally suited to a professional couple, single occupant or sharers looking for a highly convenient East Molesey location.

Riverbank is one of East Molesey's most desirable settings, positioned close to the River Thames, Hampton Court Bridge and the heart of Hampton Court Village. Bridge Road offers a popular selection of cafés, restaurants, independent shops and everyday amenities, while Hampton Court Station is within easy reach and provides regular services towards London Waterloo.

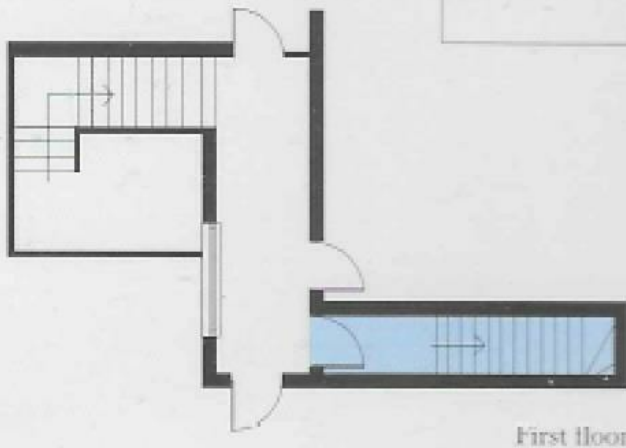
• THE OLD BOAT HOUSE • RIVER VIEWS • 2

DOUBLE DOOR SYSTEM • KITCHEN/DINER • LOUNGE • BATHROOM

A superb two bedroom apartment in a prime East Molesey location, offering comfortable accommodation and an outstanding riverside setting.



Second floor



First floor

### Apartment Four | First and Second Floor

Living / Dining - 4670mm X 4450mm | 15'4" X 14'7"  
 Kitchen Area - 3555mm X 1800mm | 11'8" X 5'11"  
 Master Bedroom - 3960mm X 4450mm | 13'0" X 14'7"  
 Bedroom 2 - 3250mm X 2250mm | 10'8" X 7'4"

----- reduced ceiling height

dashed box - skylight window

## Features

DOUBLE DOOR SYSTEM • KITCHEN/DINER • LOUNGE • BATHROOM

WATERLOO • HAMPTON COURT VILLAGE

## Council Tax Band

E

## EPC Rating:

| 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>                            |                         |           |
| (39-53) <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 |           |

