



**RAWLINSON
&WEBBER.**

Walton Road, West Molesey
Asking Price £249,950 LEASEHOLD

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Property Description

A beautifully appointed and very spacious first floor apartment which, we believe is sensibly priced and ideal for the investor, first time buyer or downsizer.

The property has it's own front door and good size accommodation on the first floor which comprises, a central hallway with bathroom off. To the front there are 2 bedrooms and at the rear there is a spacious living/dining area and kitchen with another bedroom/study room and en-suite shower off.

The layout provides very flexible accommodation and the sale includes the roof space above as well as aa new 999 year lease.

The property is located close to the border of East and West Molesey and easy reach to the main shopping centre along Walton Road. Right. Opposite the apartment is an open grass area and a little further up the road is a Public Park, ideal for dog walkers, as well as a Local Sainburys Store, Pharmacy, church, pub and other useful amenities. A bus stop providing regular services to Hampton Court (Zone 6 trains to Waterloo), Kingston and/or Walton - on Thames is located right across the street.

Molesey has a variety of large open spaces including the local River Thames, Towpath and Molesey Heath. Bushey Park and Home Parks are a little further but still easily accessible and so is Bridge Road, with its numerous antique and boutique independent shops and restaurants.

Features

- 2/3 BEDROOMS
- OPEN/PLAN L-SHAPED LOUNGE/KITCHEN LIVING ROOM
- BATHROOM AND EN-SUITE SHOWER ROOM
- LOFT CONVERSION POTENTIAL
- SPACIOUS,LIGHT AND AIRY ACCOMMODATION
- GAS CENTRAL HEATING
- OWN FRONT DOOR
- NEW AND LONG LEASEHOLD TO BE GRANTED
- GREAT LOCATION CLOSE TO USEFUL AMENITIES
- GREAT VALUE FOR MONEY IN OUR OPINION

Council Tax Band

B

EPC Rating:

D



Ground Floor

Total Area: 55.5 m² ... 597 ft²

All measurements are approximate and for display purposes only.

