



**RAWLINSON
&WEBBER.**

Walton Road, West Molesey
£1,400 Per Calendar Month Freehold



RAWLINSON



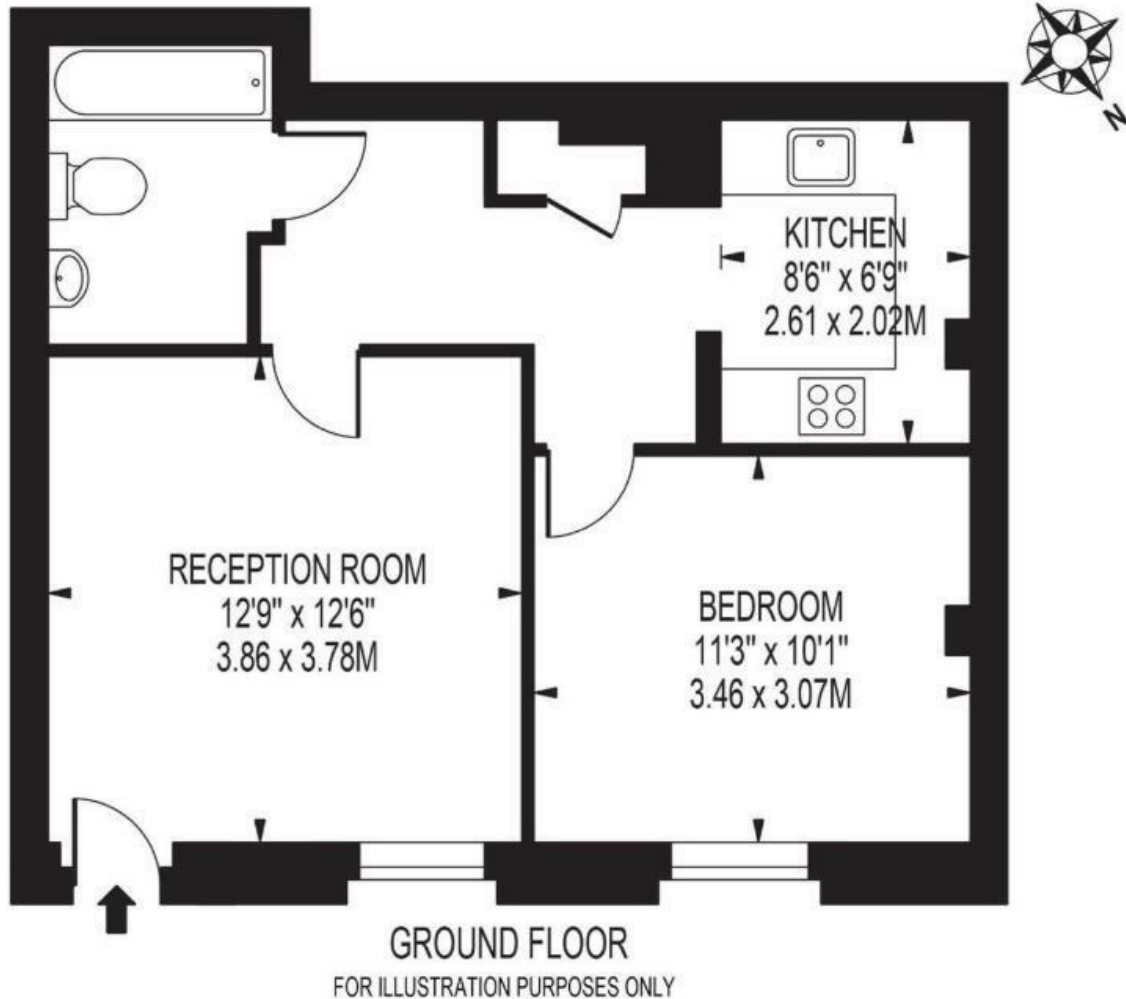
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WALTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 476 SQ FT - 44.18 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

Property Description

Rawlinson & Webber are pleased to offer this well-presented one bedroom ground floor apartment, conveniently located on Walton Road in Molesey.

The property offers well-arranged accommodation extending to approximately 476 sq ft, making it a comfortable and practical home for a single professional or couple. The layout comprises a good-sized reception room, separate fitted kitchen, double bedroom and bathroom.

The reception room provides a bright and versatile living space with room for both relaxing and dining. The kitchen is separately arranged and offers a good range of fitted units, worktop space and appliances, keeping the main living area neatly separated.

The bedroom is a comfortable double, while the bathroom is fitted with a white suite including bath, WC and wash hand basin.

Features

Walton Road is a convenient location with local shops, cafés, restaurants and everyday amenities close by. The property is also well placed for access towards East Molesey, Hampton Court, the River Thames, local bus routes and Hampton Court Station, which provides services towards London Waterloo.

• ONE BEDROOM GROUND FLOOR APARTMENT • SPACIOUS RECEPTION ROOM • SEPERATE FITTED KITCHEN • DOUBLE BEDROOM • BATHROOM WITH WHITE SUITE • CONVENIENT WALTON ROAD LOCATION • CLOSE TO LOCAL SHOPS AND AMENITIES • IDEAL FOR SINGLE PROFESSIONAL OR COUPLE

A practical and well located ground floor apartment ideal for tenants looking for a comfortable one bedroom home close to local amenities and transport links.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
EU Directive 2002/91/EC		

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