



**RAWLINSON  
&WEBBER.**

Bridge Road, East Molesey  
Asking Price £165,000 Leasehold

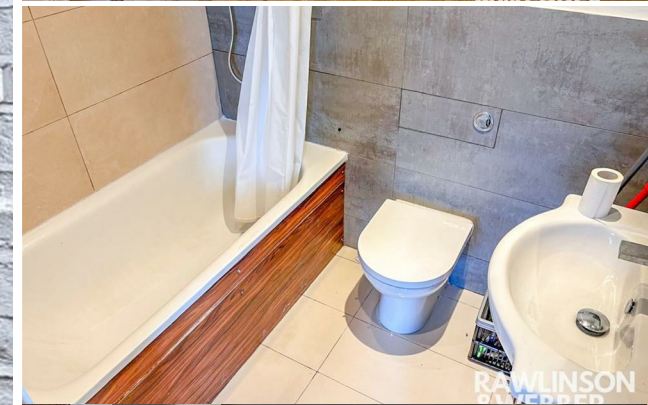
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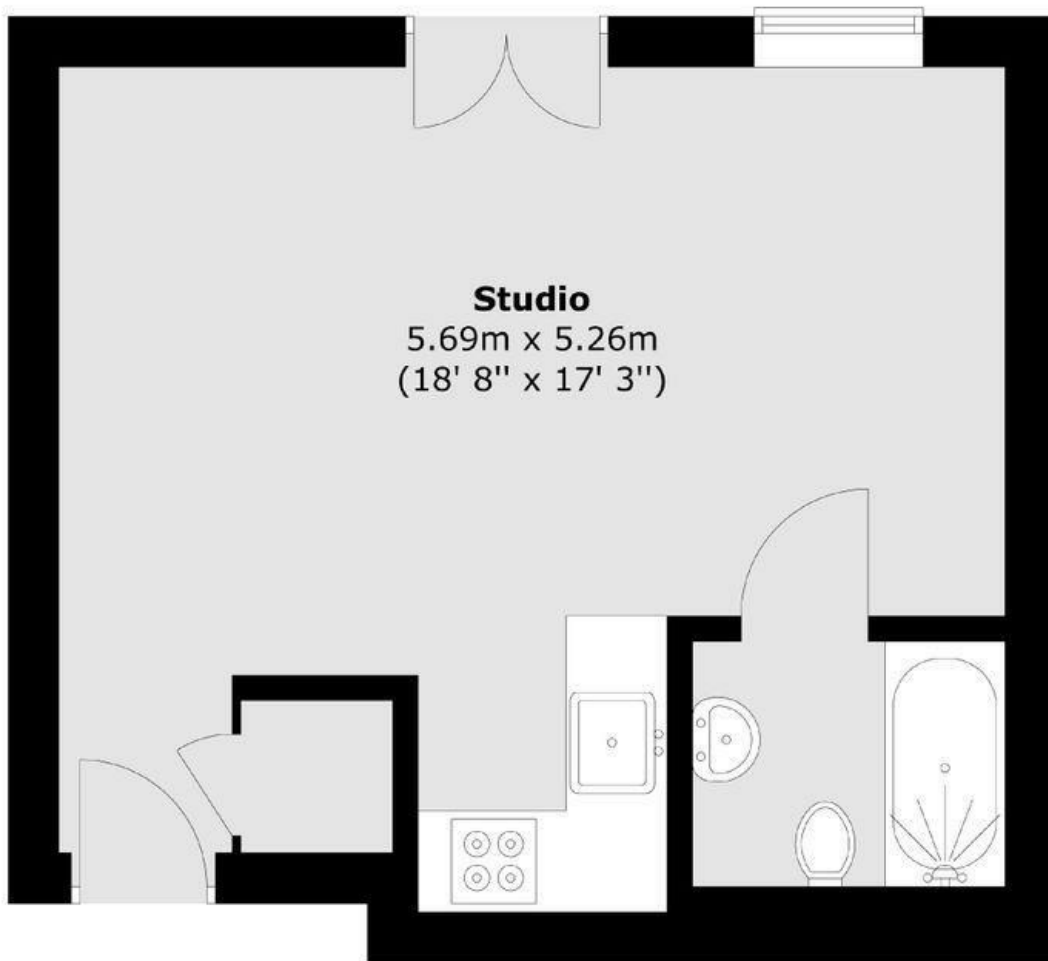


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## Second Floor



Total area (approx.) : 28.5 sq. m (307 sq. ft)

## Property Description

A rare opportunity to purchase a studio apartment, realistically priced we believe, taking into account its superb location within a stones throw of Hampton Court train station with regular services to Waterloo.

The flat is top floor and benefits from a modern interior as well as a Juliette balcony facing South down the large established gardens of Palace Road, one of East Molesey's prime residential roads.

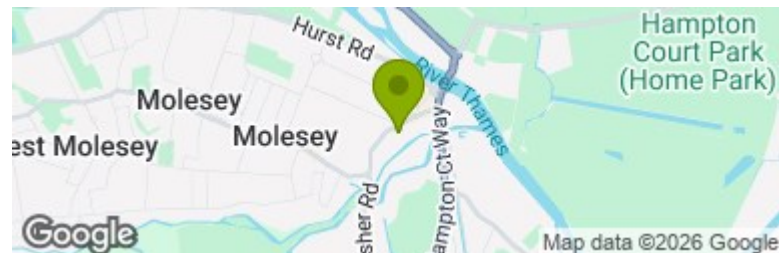
A short walk away from the flat is Bridge Road with a variety of cafe's public houses and eateries.

This ought to work well as a first time buy and/or long-term rental investment.

Being sold with no onward chain.

## Features

- TOP FLOOR STUDIO FLAT • MODERN INTERIOR • JULIETTE BALCONY • LOVELY VIEWS OVER PALACE ROAD GARDENS • ELECTRIC POWERED HEATING • DOUBLE GLAZING • IDEAL INVESTMENT OR FIRST-TIME BUY • FANTASTIC HAMPTON COURT LOCATION • EASY ACCESS TO TRAIN STATION • RIVER THAMES, SHOPS, BAR AND CAFE'S ALL CLOSE BY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		74	42
EU Directive 2002/91/EC			

Council Tax Band:

B

EPC Rating:

E