

## 28 Thames Court, Victoria Avenue, West Molesey, KT8 1TP

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			
<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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### £390,000 Leasehold - Share of Freehold

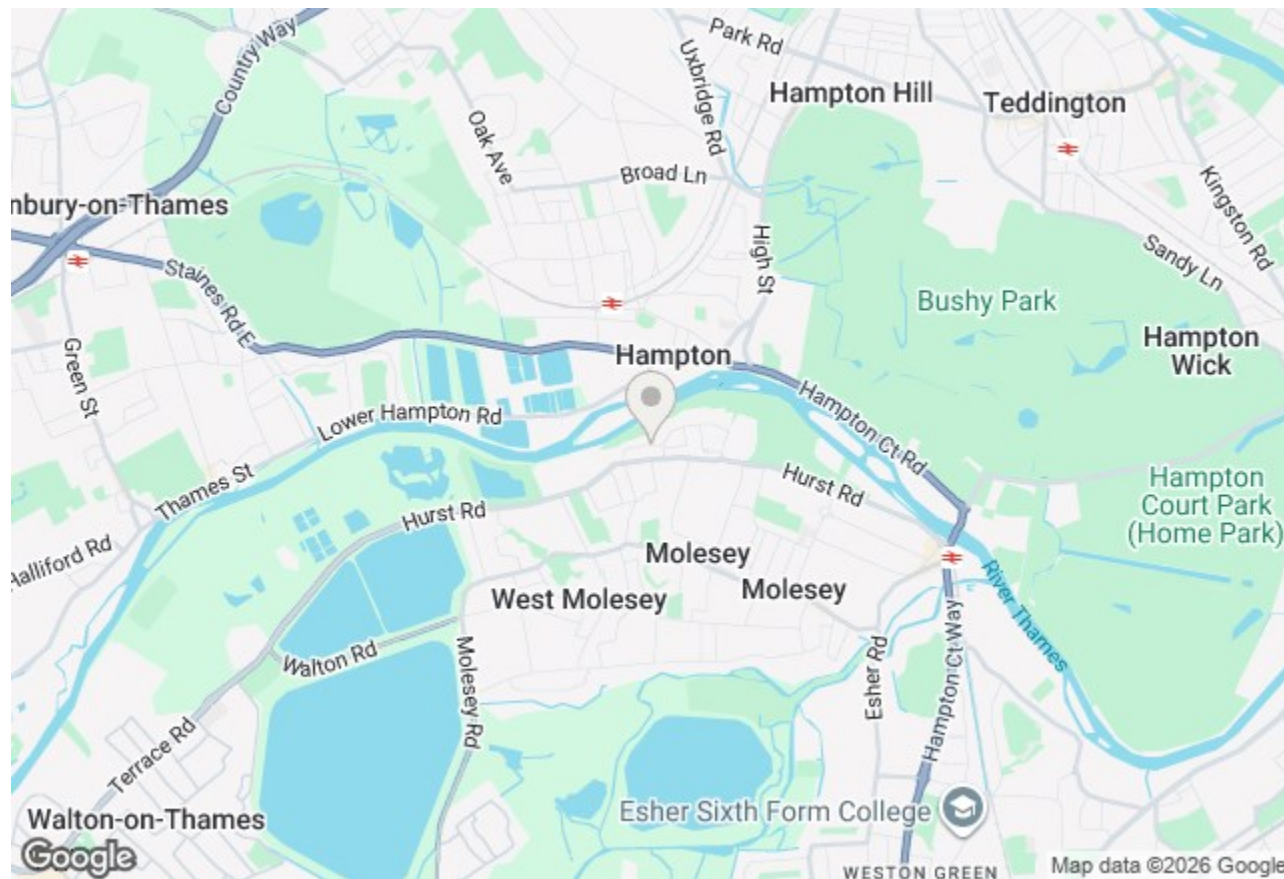
A beautifully presented three-bedroom seventh-floor apartment enjoying stunning far-reaching views across the River Thames and surrounding countryside. This spacious share of freehold home offers well-balanced accommodation throughout, complemented by a private balcony, double garage and useful external storage cupboard.

The generous lounge/dining room is a particular feature of the property, offering ample space for both relaxing and entertaining, with large sliding doors opening onto the balcony and taking full advantage of the impressive riverside outlook. The modern fitted kitchen is well-appointed with a range of wall and base units, providing excellent storage and workspace.

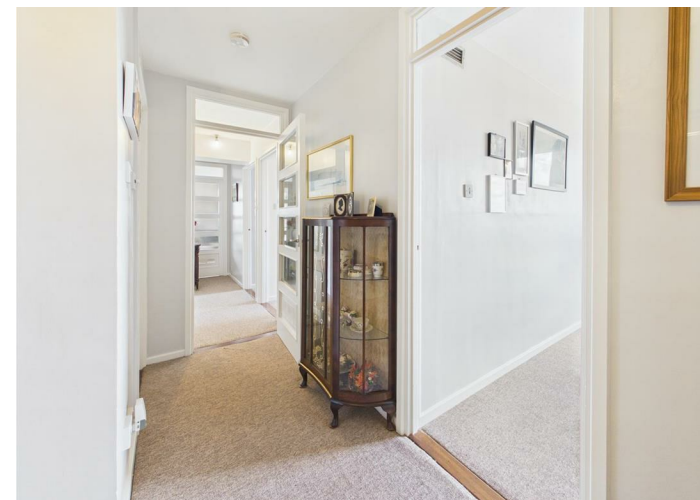
There are three well-proportioned bedrooms, all accessed from the central hallway, together with a contemporary family bathroom. The property further benefits from gas central heating, lift access, an external storage cupboard and well-maintained communal areas.

Ideally situated in the sought-after Hurst Park area of East Molesey, the development enjoys a peaceful setting overlooking the River Thames whilst remaining conveniently located for local amenities. A large Tesco supermarket, pharmacy, post office, library, schools and health and fitness facilities are all within easy reach. East Molesey village is nearby, and regular bus services provide convenient connections to Hampton Court Station (Zone 6), Kingston and Walton-on-Thames.

Offering spacious share of freehold accommodation, outstanding views and excellent practical features including a double garage and additional storage, this apartment represents a rare opportunity to acquire a home in one of East Molesey's most desirable riverside locations.



# Victoria Avenue, West Molesey, KT8 1TP



- Three-bedroom seventh-floor apartment
- Spacious lounge/dining room
- Modern fitted kitchen
- Double garage
- Lift access

- Stunning views across the River Thames and surrounding countryside
- Private balcony with far-reaching outlook
- Contemporary bathroom
- External storage cupboard
- Well-maintained communal gardens