



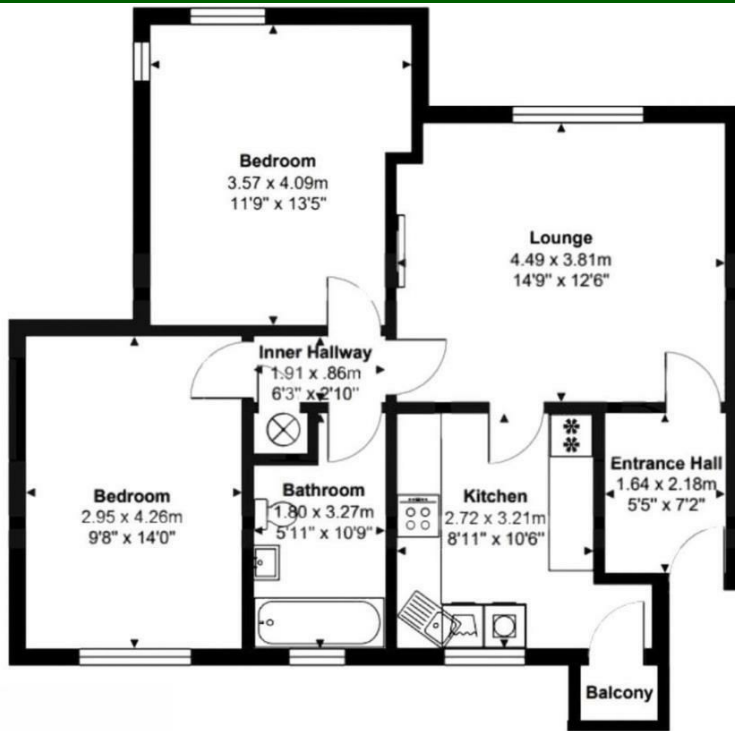
Wolsey Court, Bridge Road, East Molesey, Surrey, KT8 9HS

Asking Price £399,950 Share of Freehold

- 1ST FLOOR APARTMENT
- KITCHEN/DINING ROOM
- BALCONY
- CLOSE TO STATION

- SHARE OF FREEHOLD
- LOUNGE
- COMMUNAL GARDENS

- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- UNALLOCATED PARKING



Total Area: 67.5 m² ... 726 ft²

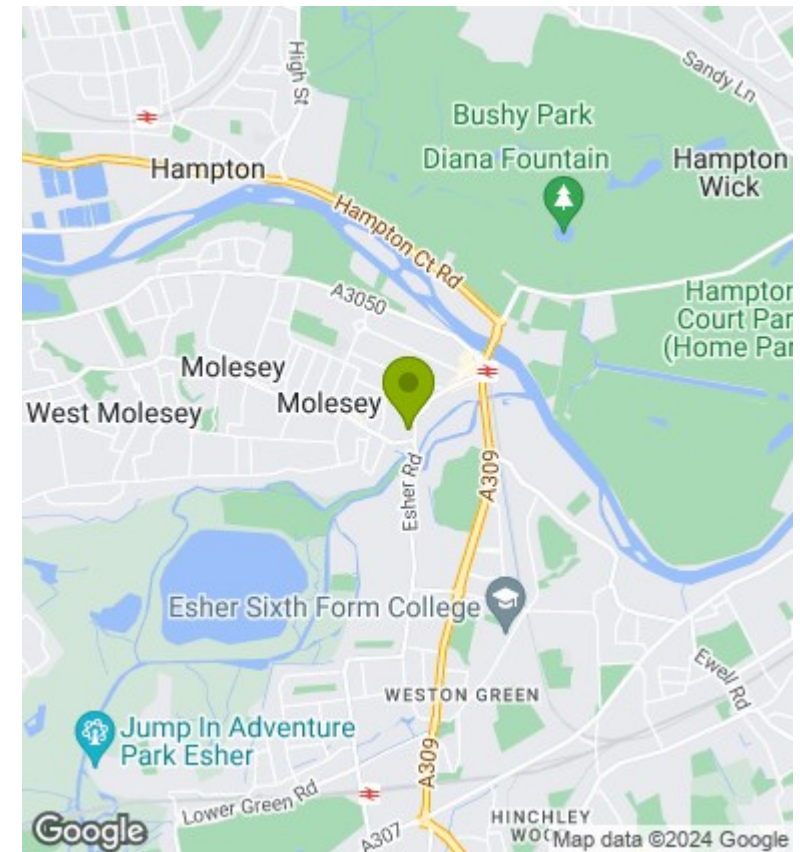
All measurements are approximate and for display purposes only.

Description

Rawlinson and Webber are delighted to offer for sale with share of freehold this well-presented, two double bedroom, first-floor apartment situated in the heart of East Molesey village. It is conveniently located within easy reach of Hampton Court, known for its Palace, restaurants, boutique shops, trendy cafes, and the train station – perfect for commuters.

The accommodation features an entrance hallway, a lounge/dining room with a front aspect window, stripped wooden flooring, and a decorative electric fireplace. The kitchen is equipped with ample storage, a breakfast bar, and an integrated oven with an induction hob. Completing the apartment are 2 spacious double bedrooms and a modern bathroom with a matching white suite.

Externally, the property offers communal gardens and unallocated parking on a first come; first serve basis. Additional benefits include double-glazed windows and a new block roof installed in 2021.



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Council Tax Band

C

EPC Rating:

D