

16, Grovelands, West Molesey, Surrey, KT8 2EB

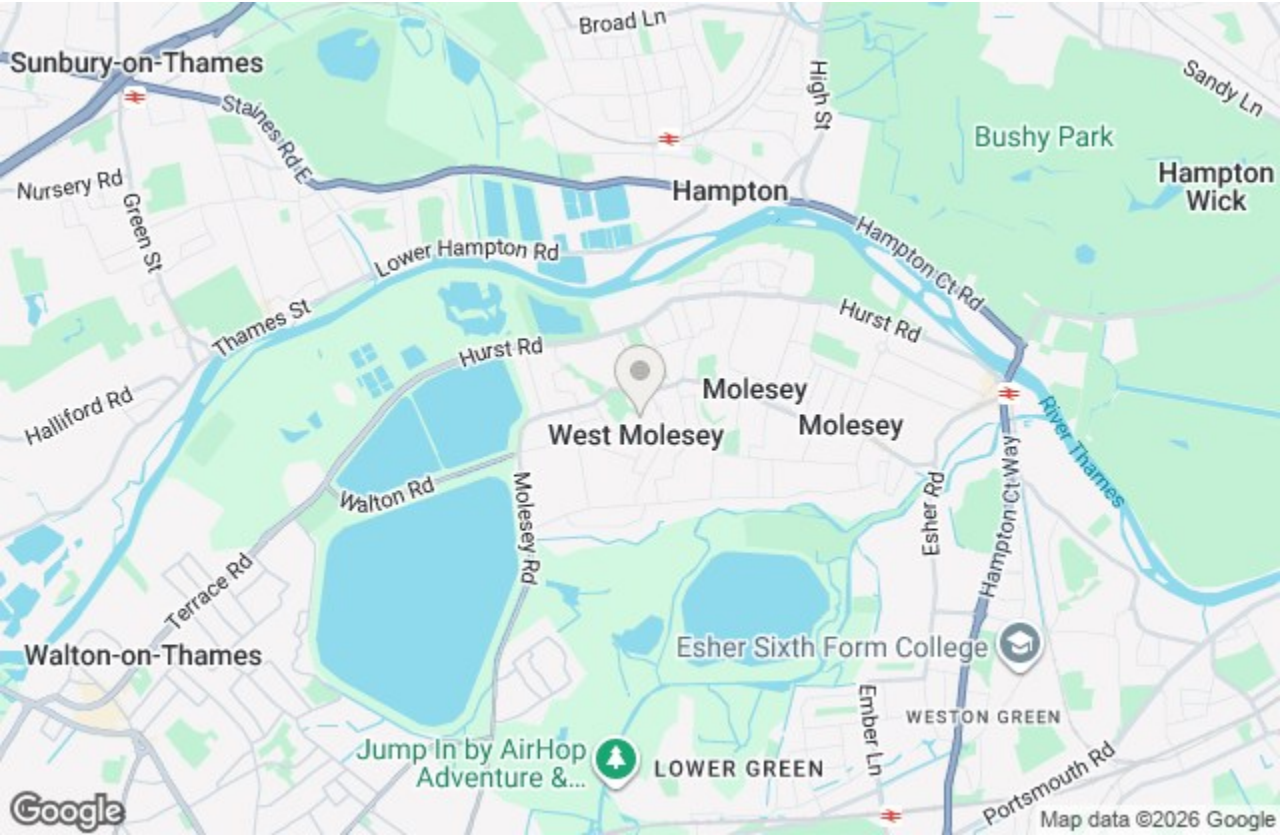
| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | 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                             | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                         |                                                                                     |
|-----------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                                     | Current                 | Potential                                                                           |
| Very environmentally friendly - lower CO2 emissions |                         |                                                                                     |
| (92 plus) A                                         |                         |                                                                                     |
| (81-91) B                                           |                         |                                                                                     |
| (69-80) C                                           |                         |                                                                                     |
| (55-68) D                                           |                         |                                                                                     |
| (39-54) E                                           |                         |                                                                                     |
| (21-38) F                                           |                         |                                                                                     |
| (1-20) G                                            |                         |                                                                                     |
| Not environmentally friendly - higher CO2 emissions |                         |                                                                                     |
| England & Wales                                     | EU Directive 2002/91/EC |  |



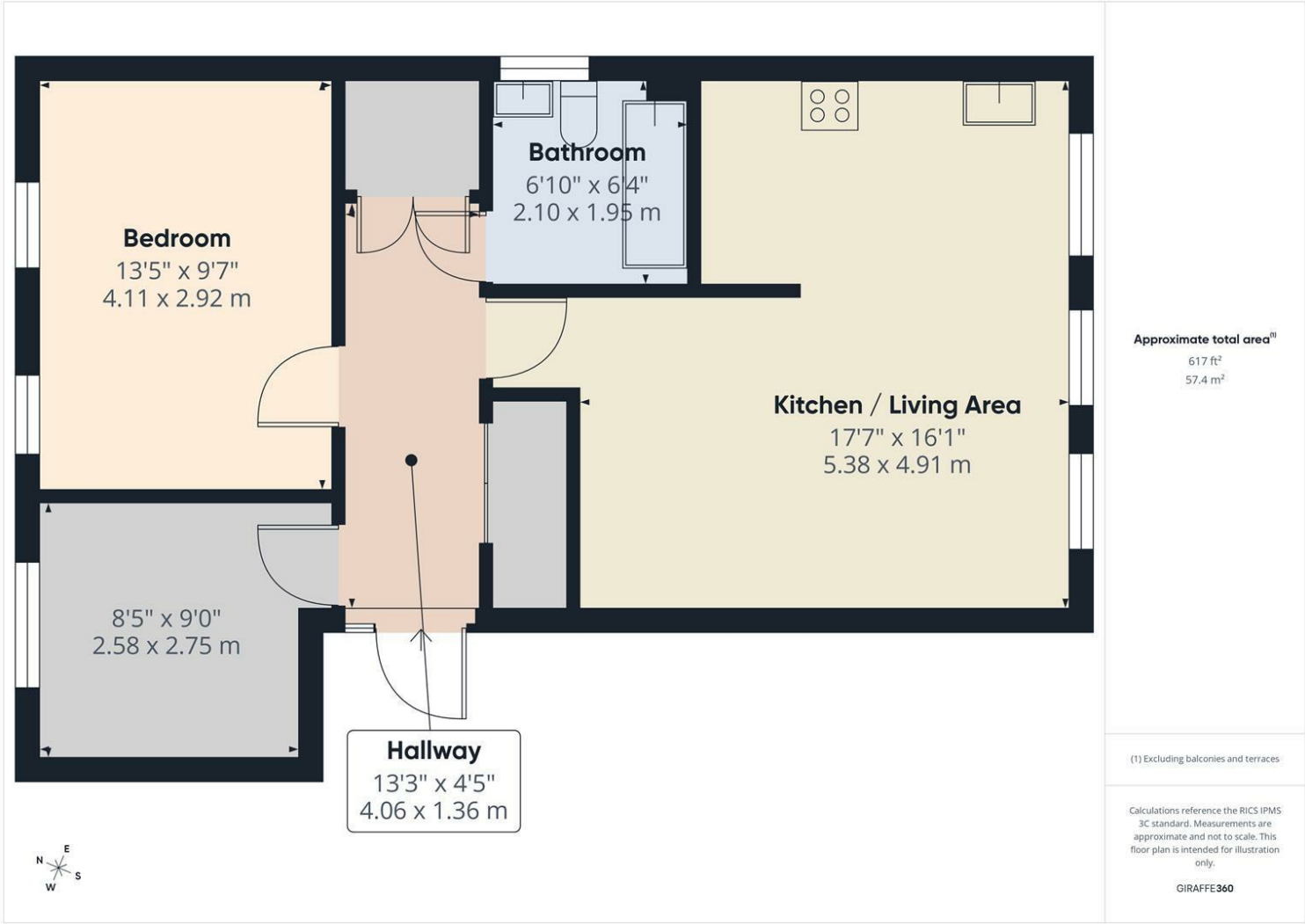
£300,000 Leasehold

We are pleased to offer this spacious two bedroom first floor apartment which is presented in good decorative order throughout. The accommodation comprises large entrance hallway with panel doors and engineered oak flooring which is also laid through to the main living room which has a good size modern open plane kitchen. The master bedroom is a good size with fitted wardrobe space, whilst the second bedroom is also a double room with the bathroom being fitted with a white suite with part tiled walls. Externally there are lawn communal grounds with residents parking nearby. Internal viewings strongly recommended. Tax band C.





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- TWO DOUBLE BEDROOMS
- LONG LEASE
- GAS CENTRAL HEATING
- RESIDENTS PARKING
- GOOD SIZE MODERN KITCHEN
- DOUBLE GLAZING
- SECURITY ENTRY
- WELL PRESENTED THROUGHOUT

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

