


2, Hansler Grove, Molesey, KT8 9FG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(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 ₂) 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
		



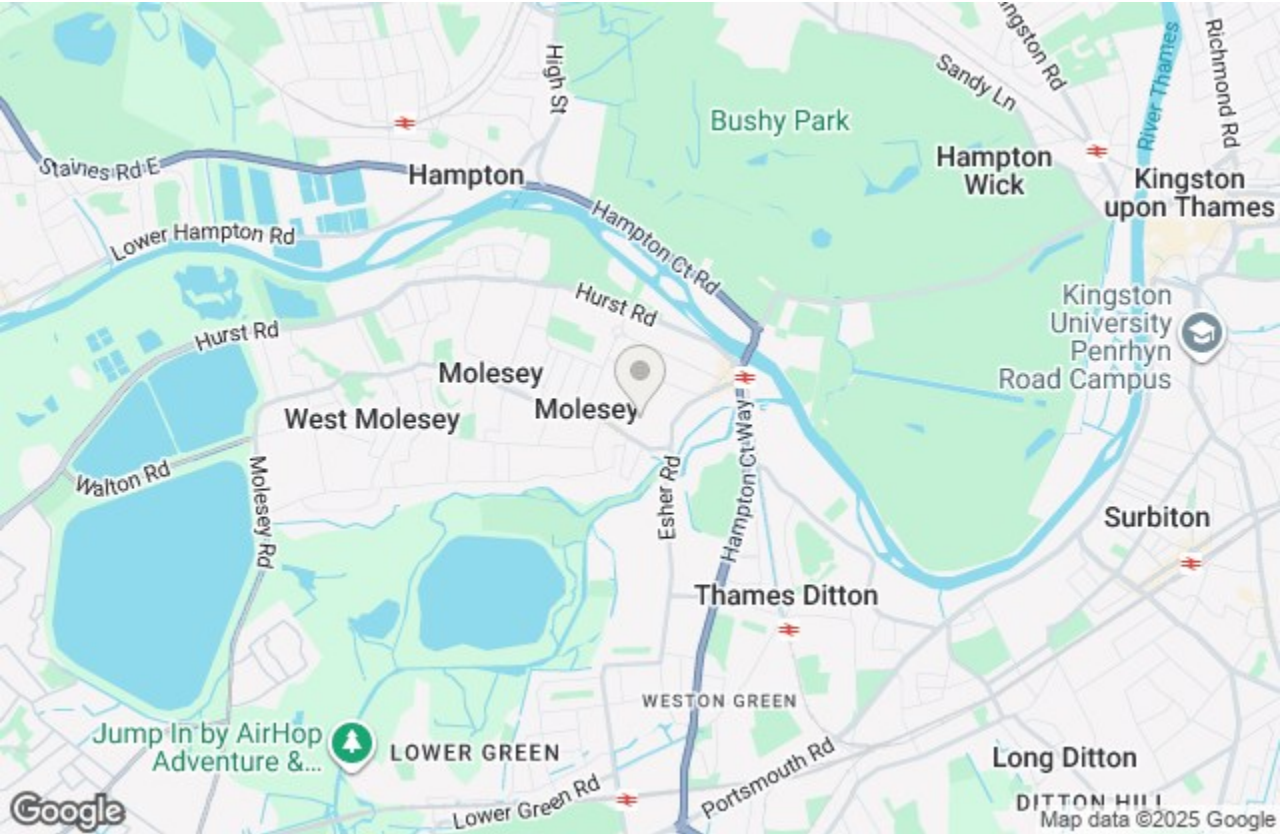
£415,000 Leasehold

NO CHAIN - Located in the sought-after Hansler Grove, this two-bedroom apartment presents an excellent opportunity for buyers seeking a well-maintained and conveniently situated home. Whether you're a first-time buyer or looking to downsize, this property offers a practical layout and comfortable living environment.

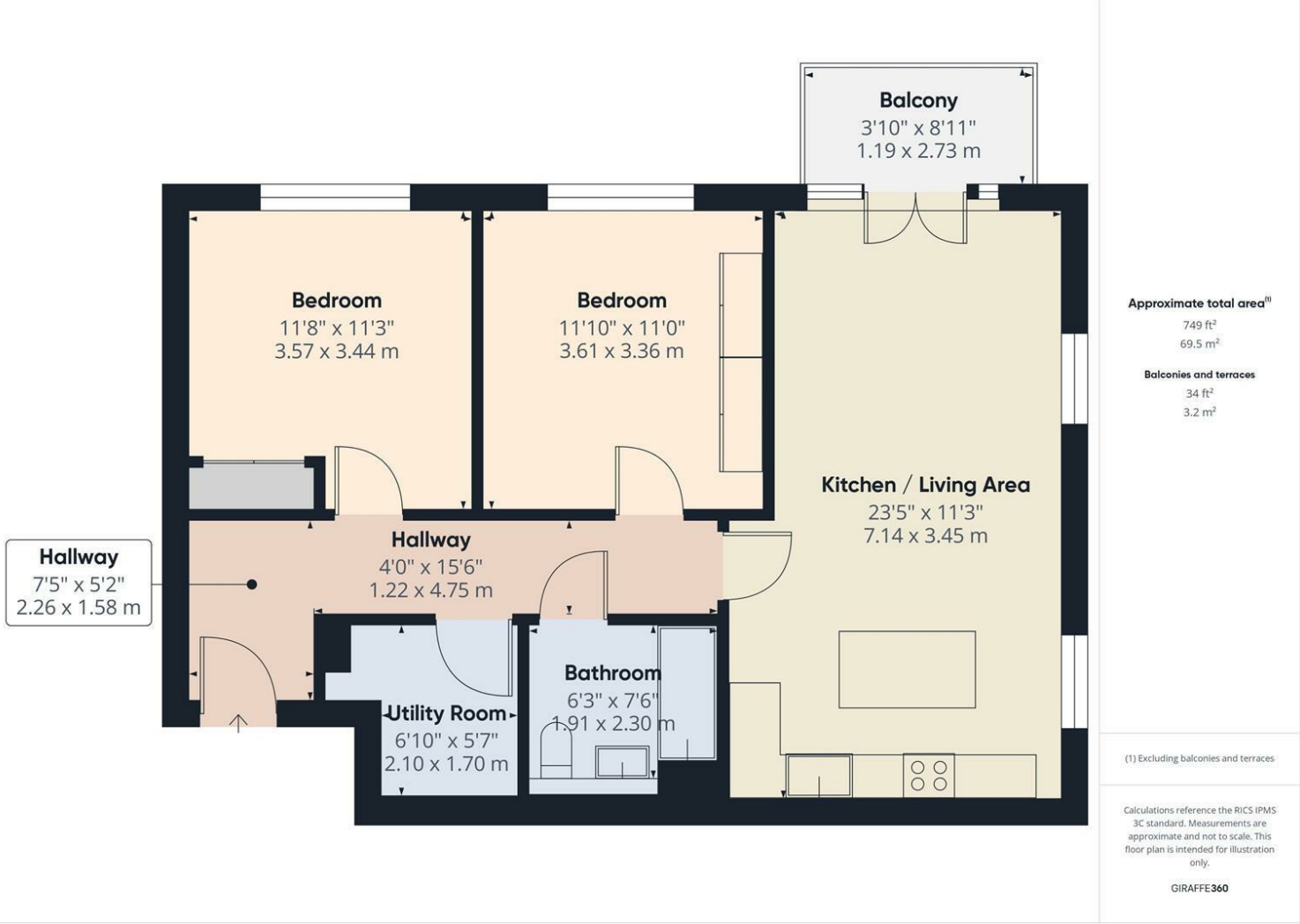
The apartment is accessed via a communal entrance and opens into a well-presented hallway with access to all principal rooms. The main living space is a bright, open-plan kitchen and reception area, thoughtfully designed to maximise light and functionality. The kitchen is fitted with modern white gloss units, ample worktop space, and integrated appliances, ideal for everyday use and entertaining alike. From the living area, doors open directly onto a private balcony.

There are two generous double bedrooms, both offering good proportions and built-in wardrobes. These rooms are positioned to provide flexibility for use as bedrooms, guest accommodation, or a home office. A separate utility/storage room adds further practicality, helping to keep the main living areas clutter-free.

The bathroom is well-appointed with contemporary fixtures, including a full-sized bath and overhead shower, and has been finished to a high standard.



Hansler Grove, Molesey, KT8 9FG



- TWO WELL-PROPORTIONED DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES AND AMPLE STORAGE
- SEPARATE UTILITY/STORAGE ROOM PROVIDING ADDED PRACTICALITY
- COUNCIL TAX BAND D
- NO CHAIN
- BRIGHT OPEN-PLAN KITCHEN AND RECEPTION ROOM WITH BALCONY ACCESS
- CONTEMPORARY BATHROOM WITH FULL-SIZED BATH AND OVERHEAD SHOWER
- CONVENIENT LOCATION CLOSE TO MOLESEY TOWN CENTRE AND TRANSPORT LINKS
- RESIDENTS PARKING

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

