

**Flat 17 Timothy Place, Pool Close, West Molesey, Surrey, KT8 2HR**

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>65</b>	<b>80</b>
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**£229,950 Leasehold**

This well presented one bedroom second floor apartment situated within easy reach of local shops and bus routes would make an ideal investment or first time buy. Accommodation comprises, entrance hall, fitted kitchen with integrated white goods. One double bedroom, family bathroom. Features also include entry phone system, double glazing and electric heating system throughout. Allocated parking to rear, communal gardens. NO CHAIN



# Pool Close, West Molesey, Surrey, KT8 2HR



APPROXIMATE GROSS INTERNAL AREA  
539 SQ FT / 50.1 SQ M

- WELL PRESENTED APARTMENT
- FITTED KITCHEN / BREAKFAST
- ALLOCATED PARKING
- ENTRY PHONE SYSTEM
- ONE DOUBLE BEDROOM
- LOUNGE
- DOUBLE GLAZING



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 errors and omissions and they do not form part of any contract