

TUDORS

Aits View, Victoria Avenue, West Molesey, Surrey, KT8 1TL



Price £ 299,950 Leasehold

Tudors are pleased to offer for sale this rarely available; one double bedroom top floor, penthouse apartment which enjoys wonderful views over Molesey via a private roof terrace. The apartment is of a great size and enjoys many benefits which include; a modern kitchen and bathroom, long lease remaining circa 130 years, lift and secure gated covered parking along with bicycle storage.

Within easy reach of the River Thames with towpath beside that leads up to Hurst Park with its recreational fields, Hurst Meadows and up to Hampton Court (with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter, Oyster zone 6) and also Bushy Park – With over 1000 acres. There is also a Tesco's super market close by with Post office. Bus routes lead into East Molesey, Hampton Court, Kingston-upon-Thames (with comprehensive shopping), Hersham and Walton on Thames. Pavilion sports gym, Hurst swimming pool, Hurst Park and Bushy Park are also nearby.

Sporting facilities in the area including; East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Molesey football club, Hurst swimming Pool and the Pavilion sports club with swimming pool and Tennis Courts.

The accommodation comprises; a large entrance hallway with ample storage cupboards, a bright and airy living/dining room with wooden laminated flooring which opens onto a superb modernised kitchen with integrated appliances; Fridge/freezer, oven, electric hob, washing machine and space for dishwasher. The reception room has double doors that open onto a large private balcony which enjoys wonderful southerly facing views over Molesey and beyond. The hallway then leads onto an impressive double bedroom with door opening into a bathroom with white suite, bath and separate shower cubicle.

Other benefits include being; UPVC double-glazing, a lift, a long lease of circa 130 years remaining and a gated entrance to parking – parking on a first come, first serve basis. Ideal for a first time buyer, a buyer downsizing or as an investment purchase. (EPC rating: C) Elmbridge Borough Council = Band D

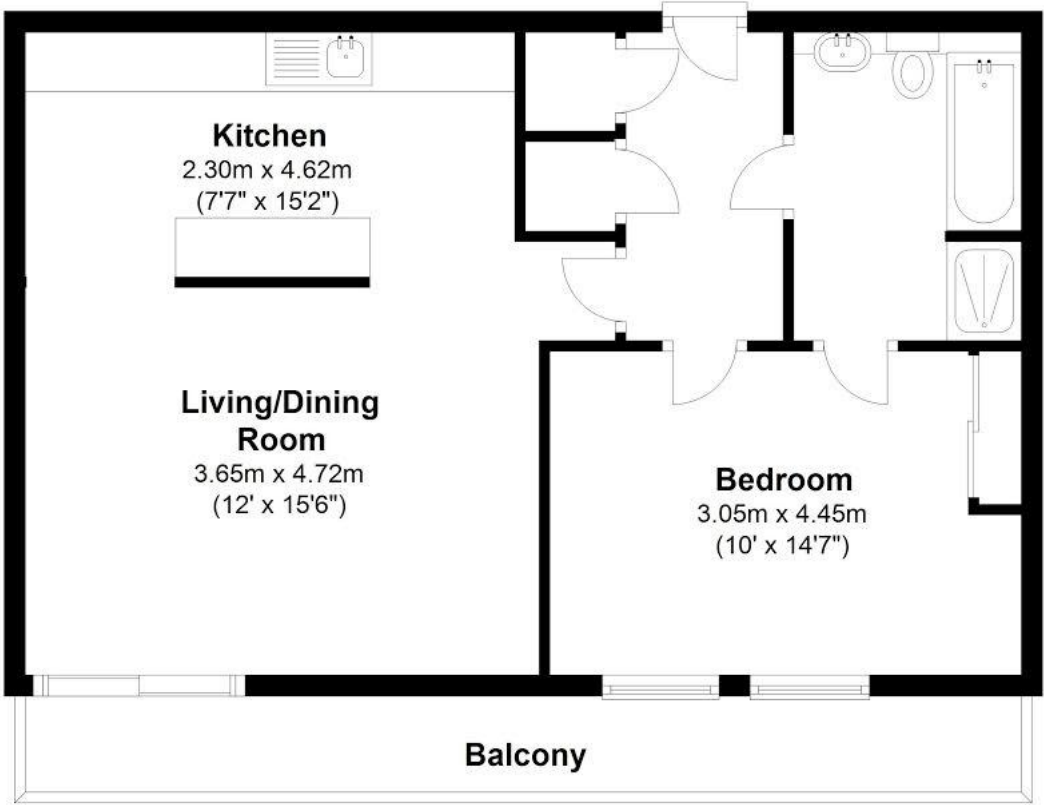
TUDORS
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

T. 0208 224 4020
www.tudorandco.co.uk

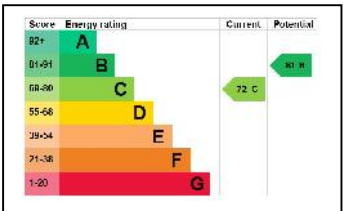
PROPERTY DETAILS

Fourth Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



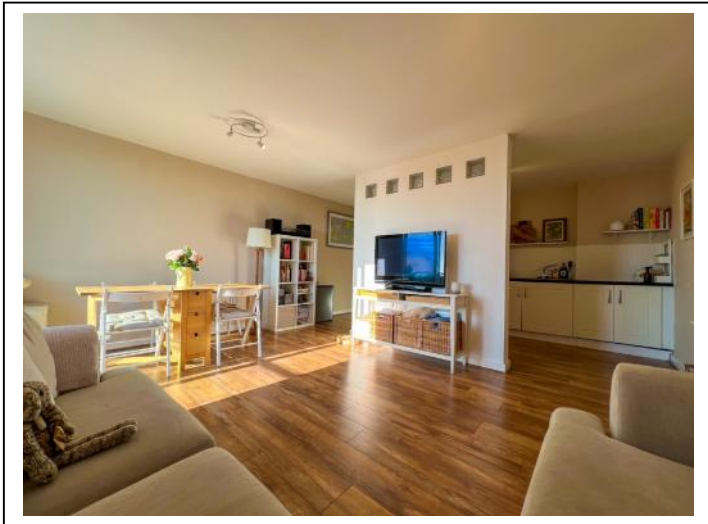
Total area: approx. 56.8 sq. metres (611.7 sq. feet)



Lease = 150 years from 24th Nov 2006 (circa 130 years remaining from January 2025)
Maintenance: Includes communal electrics, cleaning of communal area and water is included for the apartment and development as a whole: £2,534.61 per annum
Ground Rent = Approx £135.60 per annum

Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included in any sale. Where shown, details of lease, ground rent & service charge are provided by the vendor & their accuracy cannot be guaranteed as the information has not been verified. Due to the enforcement of the property mis-description act, effective from April 1993, purchasers should make their own enquiries and ascertain that all services and appliances referred to in this sales particulars are in working order - where appliances, including central heating, are mentioned, it cannot be assumed that they are included & are in working order as they have not been tested.

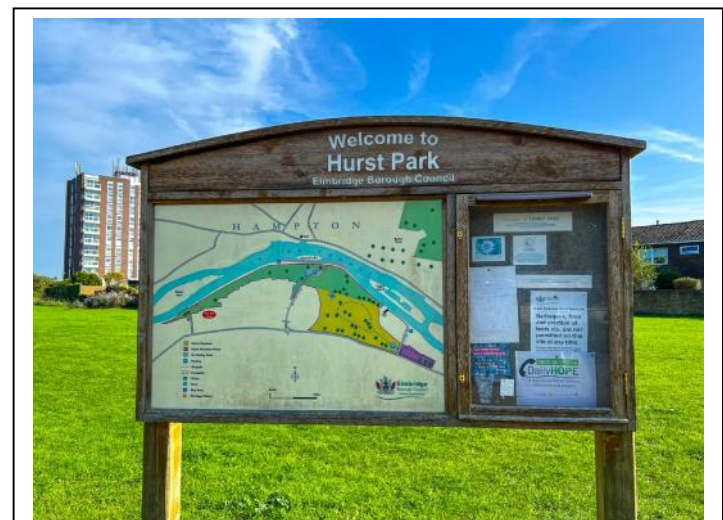
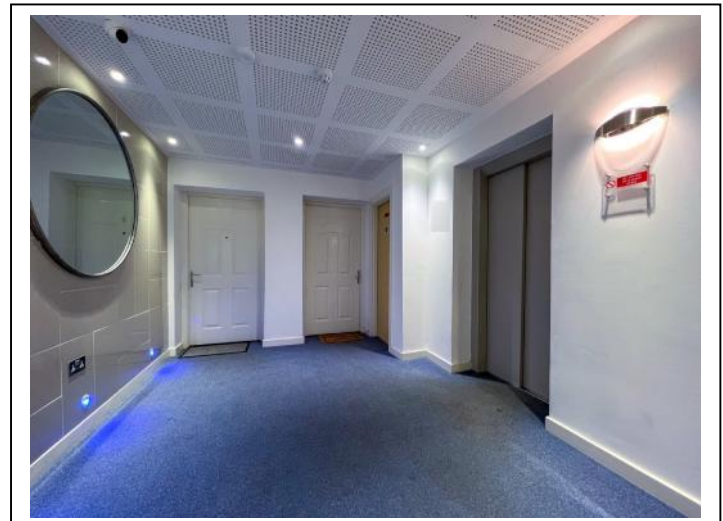
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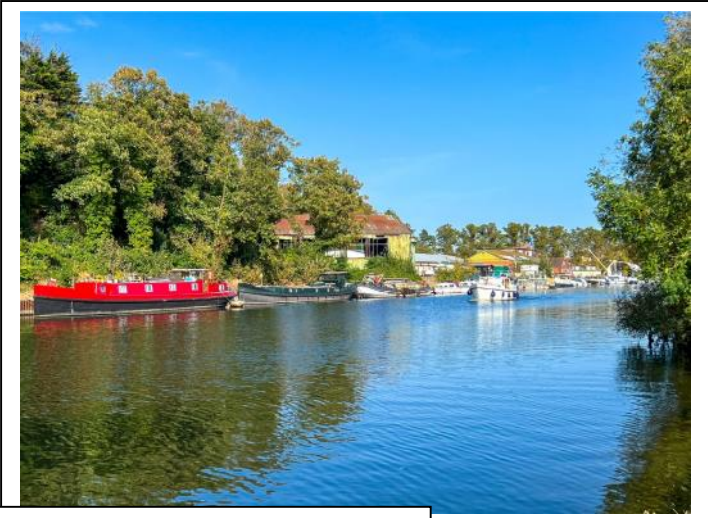


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The property also close to Hurst Park (Ideal for walking) with wonderful views St. Mary's Church in Hampton with footpath leading up to Hampton Court Place + train station and Walton on Thames

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