

TUDORS

Motcombe, Palace Road, East Molesey, Surrey, KT8 9DW



PRICE. £ 725,000 Share of Freehold

Tudors are pleased to offer for sale this RARE TO THE MARKET, raised ground floor two double bedroom 1978 built apartment which is set in the prestigious Palace Road with the benefit of having direct access to a private low maintenance southerly facing terrace where you can enjoy pleasant views over well maintained communal gardens. The property offers space in abundance being circa 900 sq ft with the benefit of a long lease or circa 952 years remaining and gated underground parking.

Situated within a conservation area, in one of East Molesey's finest grass verged/tree lined road close proximity of the historical Hampton Court with its Palace, Royal Parks and picturesque riverside setting of the Palace. There are also many restaurants, boutiques, pubs, cafes and Hampton Court train station nearby (IDEAL FOR COMMUTERS – zone 6, Oyster card), the River Thames with its towpath beside that leads up to Kingston and through Hurst Park with its recreational fields and super market.

The accommodation comprises: an entrance with laminated wood flooring with storage cupboard, a 23ft living/dining room with patio doors leading to the private terrace, a kitchen with many eye/base level units/cupboards with worktop area, two double bedrooms (master bedroom with comprehensive wardrobes), a bathroom with matching suite and an additional WC with sink basin.

Externally there is a well maintained communal landscaped gardens with sweeping lawns and two magnificent mature Cedar trees. To the front there is ample visitor parking bays along with an entrance to an electric gated, lit underground parking with allocated parking. Other benefits include; Security entrance system, double glazed sash windows, gas central heating and being a share of Freehold with remaining lease of circa 952 years. (EPC Rating:). Viewings are recommended. Elmbridge Borough Council Tax D

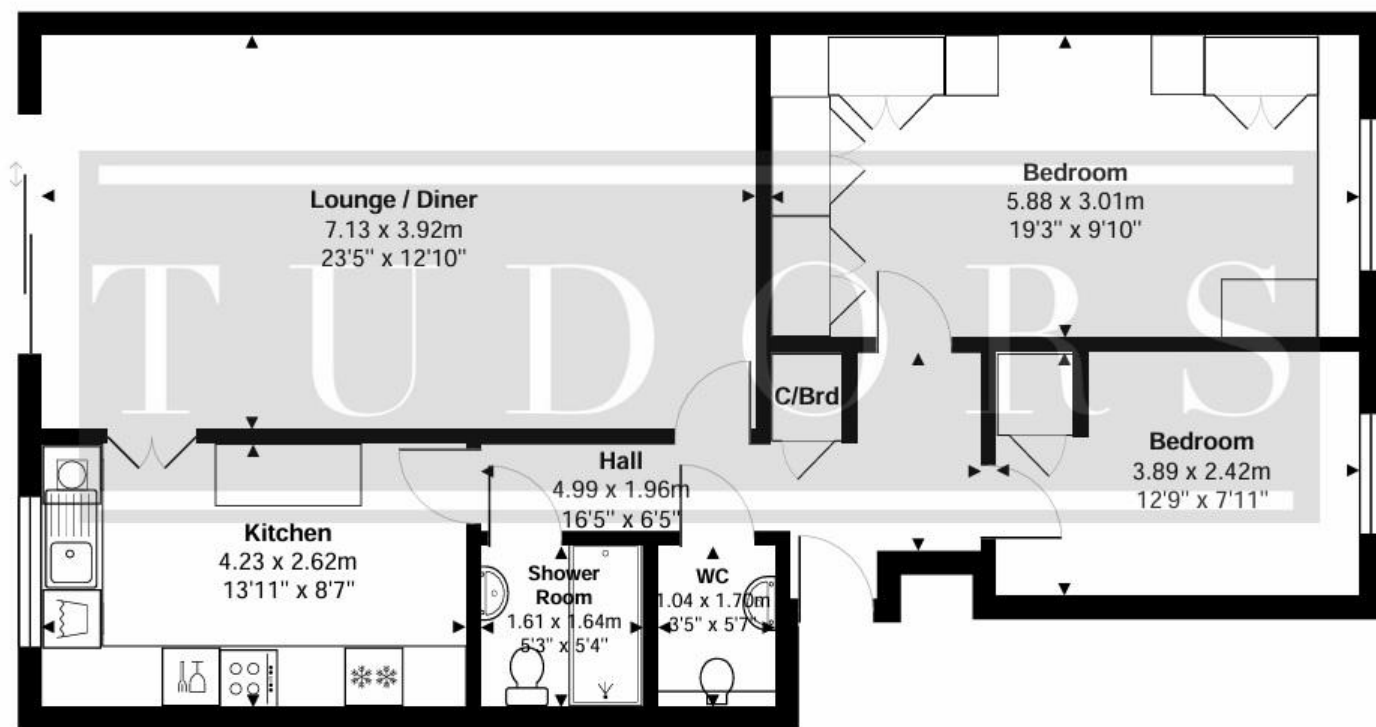
TUDOR & CO

61 WALTON RD, E.MOLESEY, SY, KT8 0D P

T. 0208 224 4020

www.tudorandco.co.uk

PROPERTY DETAILS



Ground Floor

Total Area: 81.2 m² ... 874 ft²

All measurements are approximate and for display purposes only.

Information and figures below has been advised by our clients:

Lease: Share of Freehold with sinking fund in place.

Lease: 999 years from 25th December 1978. **Circa 952 years remaining**

Service charge: £1022.87 quarterly

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.

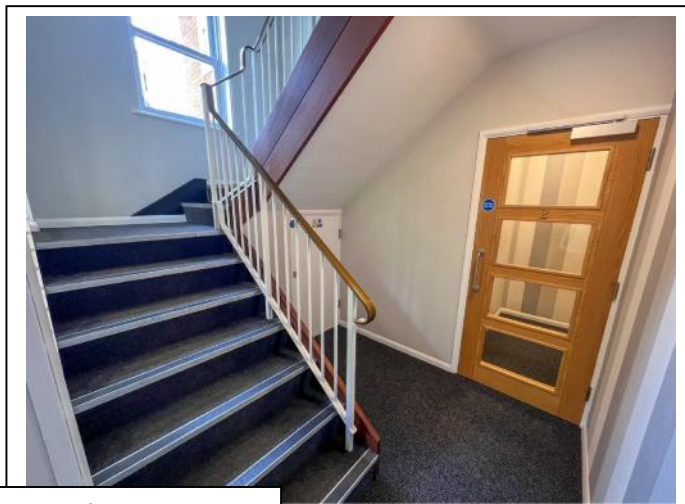
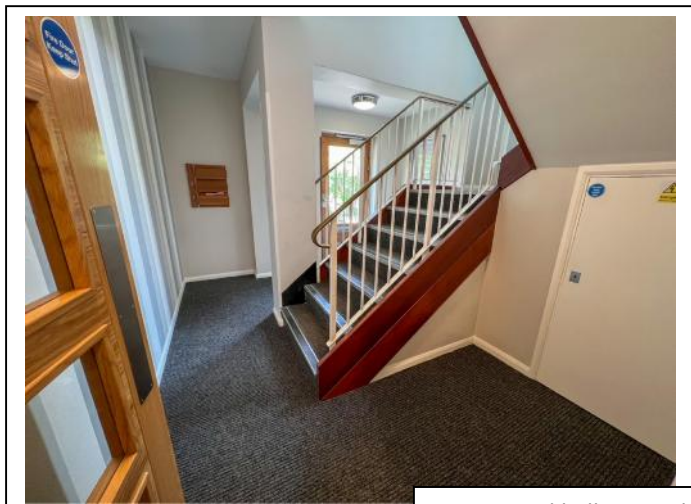
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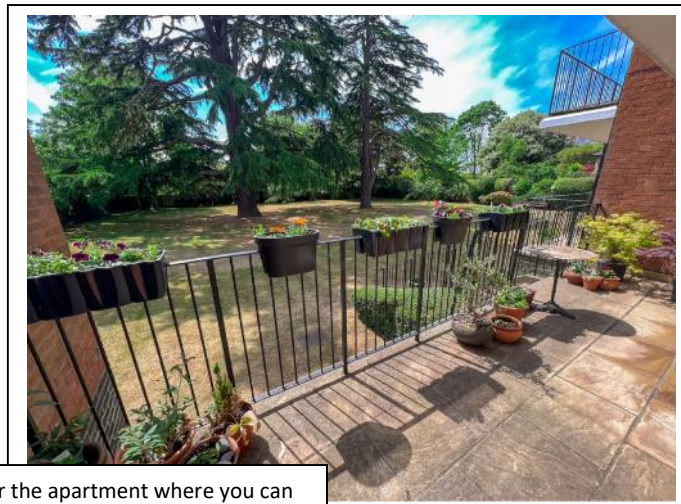
Communal hallway with access to only 3 apartments



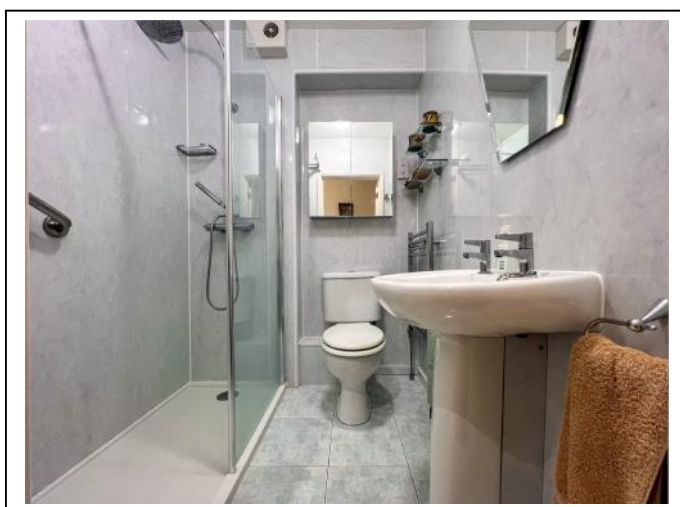
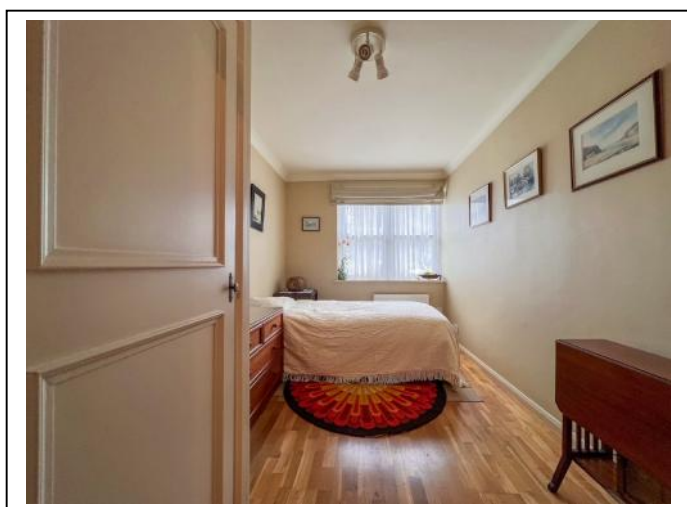
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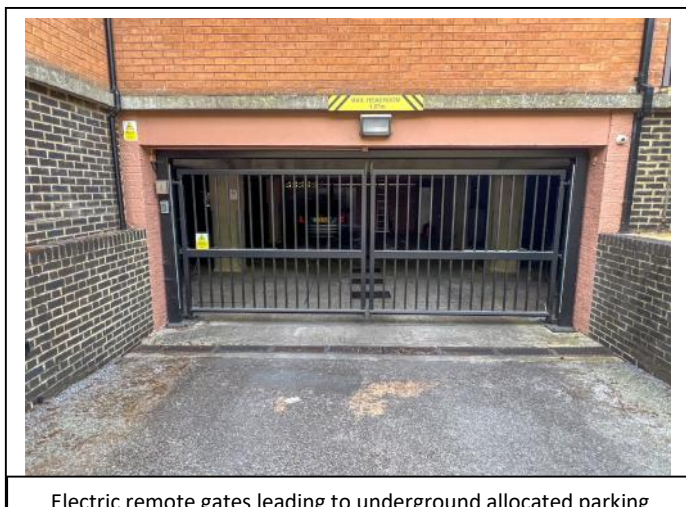
Direct access to private balcony for the apartment where you can enjoy Southerly views over the well maintained communal gardens



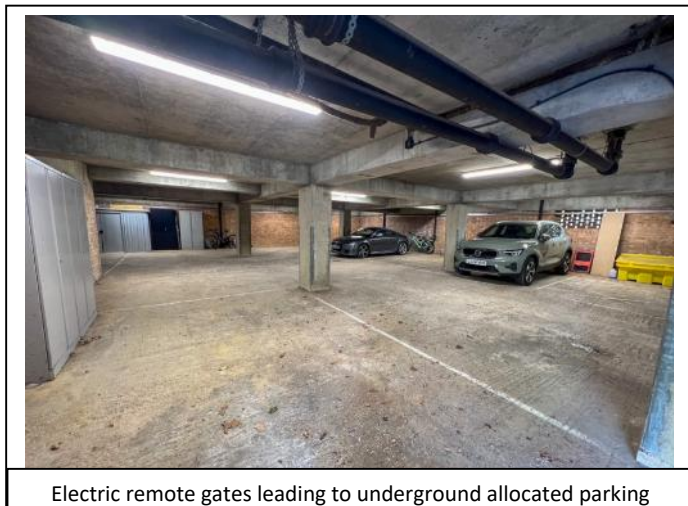
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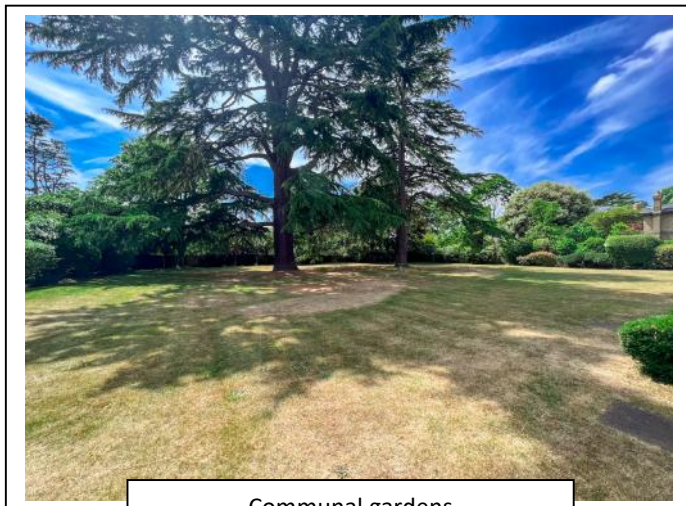
PROPERTY DETAILS



Electric remote gates leading to underground allocated parking



Electric remote gates leading to underground allocated parking



Communal gardens



PROPERTY DETAILS



Close to the historical The Bell Pub



Close to Hampton Court Station – Ideal for commuter into London, Zone 6 – Oyster card

PROPERTY DETAILS



The property is located within the Hurst Park development (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

