

TUDORS

Walton Road, East Molesey, Surrey, KT8 0HR



Price £ 385,000 Leasehold

TUDORS are pleased to offer for sale this tucked away, modernised two double bedroom apartment which is located in the heart of East Molesey village. Offered to the market with NO ONWARD CHAIN the property has been modernised by the current vendors with a newly installed kitchen and Oak engineered flooring in areas.

Located within yards of East Molesey village shops, restaurants, cafes and pubs along with bus routes connecting Walton on Thames, Hersham, East and West Molesey, Hampton Court and Kingston upon Thames (with comprehensive shopping). Hampton Court is a tourist attraction with its Palace and there is a good selection of further pubs, cafes, antique shops and restaurants along with train station that leads to London Waterloo, zone 6 Oyster card. East Molesey Cricket Club, Molesey football club, Island Farm Sailing Club, Molesey Rowing Club, The Pavilion sports club and Hurst swimming pool are just a selection of exciting sporting activities that Molesey offers.

The accommodation comprises; an entrance hallway, a good sized, bright living room with an abundance of natural light with Oak engineered flooring. There is a stunning modernised light grey kitchen with many eye/base level units/cupboards with Quartz worktops and integrated appliances including: oven, gas hob, dishwasher, washing machine and space for fridge and freezer. Stairs from the hallway lead up to two generous double bedrooms and a door leading onto a modern bathroom with white suite.

Externally there is a private roof terrace by the front door which the vendors use as a seating area to enjoy the south facing sun rays. Ideal property for a first time purchaser, investment purchaser or someone downsizing wanting to be in the centre of the village. Other benefits include; UPVC Double-glazing, gas central heating and a long lease remaining with low ground rent to pay annually. (EPC rating: D) Elmbridge Borough Council = Band C:

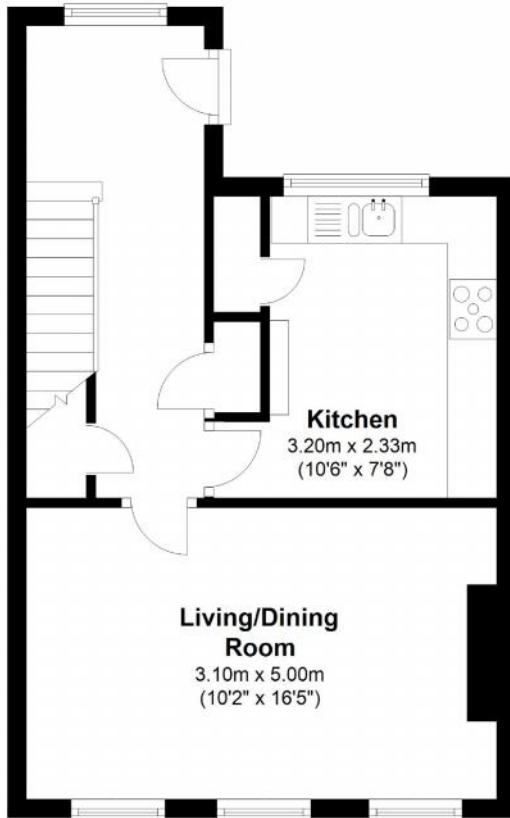
TUDORS
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PROPERTY DETAILS

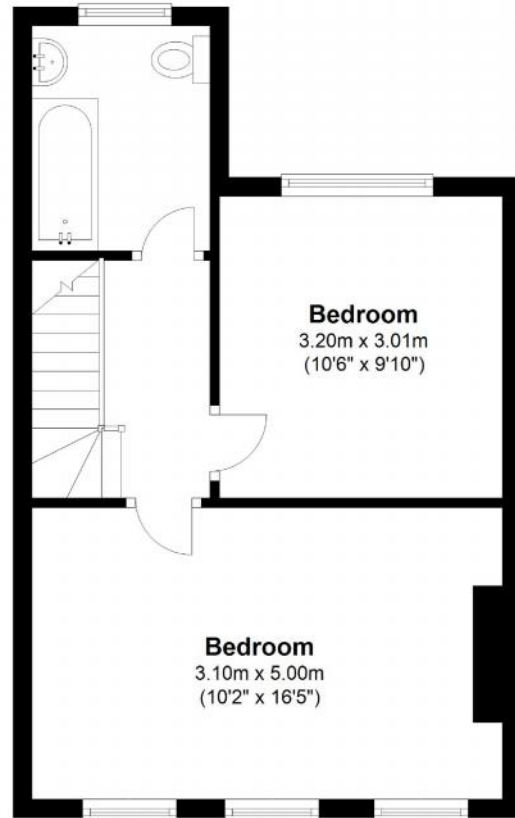
Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)

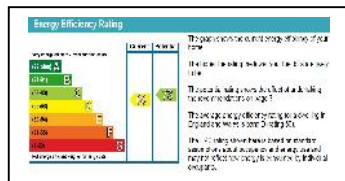


First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 sq. feet)



Other information:

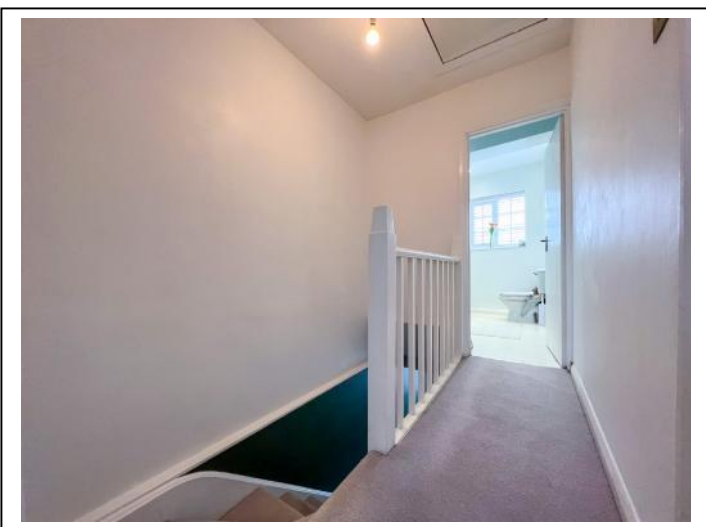
Lease length: Circa 97 years remaining
Ground Rent: Circa £100.00 per annum
Building insurance: Circa £380.00 per annum

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.

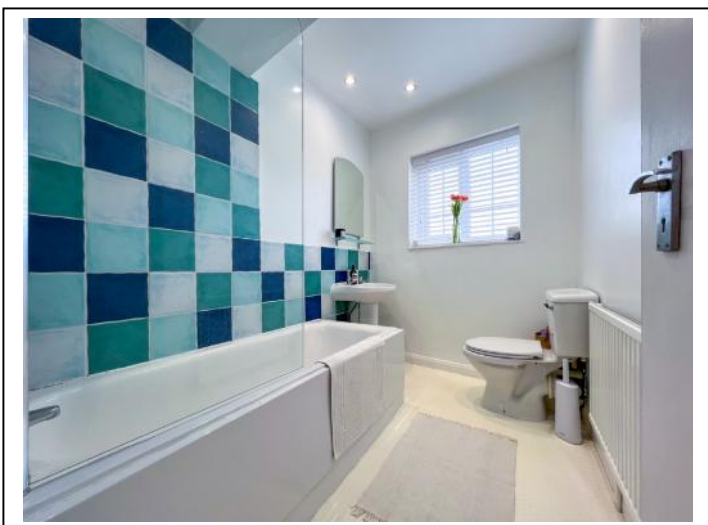
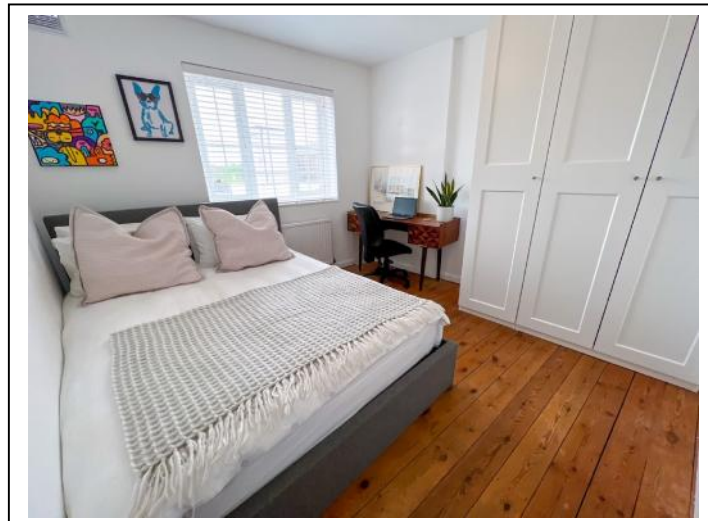
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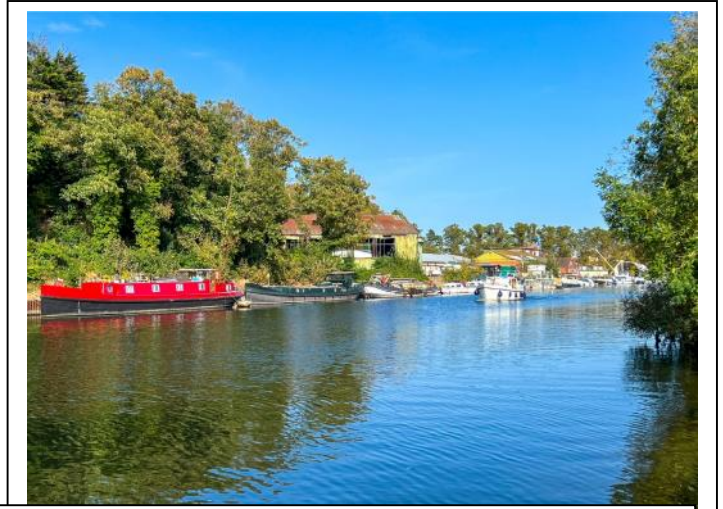
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The property is within easy reach of Hurst Park and very close to Hurst Park Meadows (Ideal for walking) with wonderful views St. Mary's Church in Hampton. The River Thames towpath leads up to Hampton Court with its Palace, restaurants, cafes, bars and train station – Ideal for commuter into London, Waterloo – Zone 6, Oyster Card



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Easy reach of The Wilderness with bridges over the River Mole leading to a children's playground and recreational fields – (Ideal for an afternoon stroll or dog walking)



Easy reach of the historical Bell Pub built in 1460 and St. Peter's Church along with local children's nurseries and primary schools