

TUDORS

Kelvinbrook, West Molesey, Surrey, KT8 1RU



Price £ 375,000 Leasehold

TUDORS are pleased to offer for sale this rare to the market, 1960s 'Wates' development built, two double bedroom ground floor maisonette with the benefit of having direct access to a private southerly facing garden.

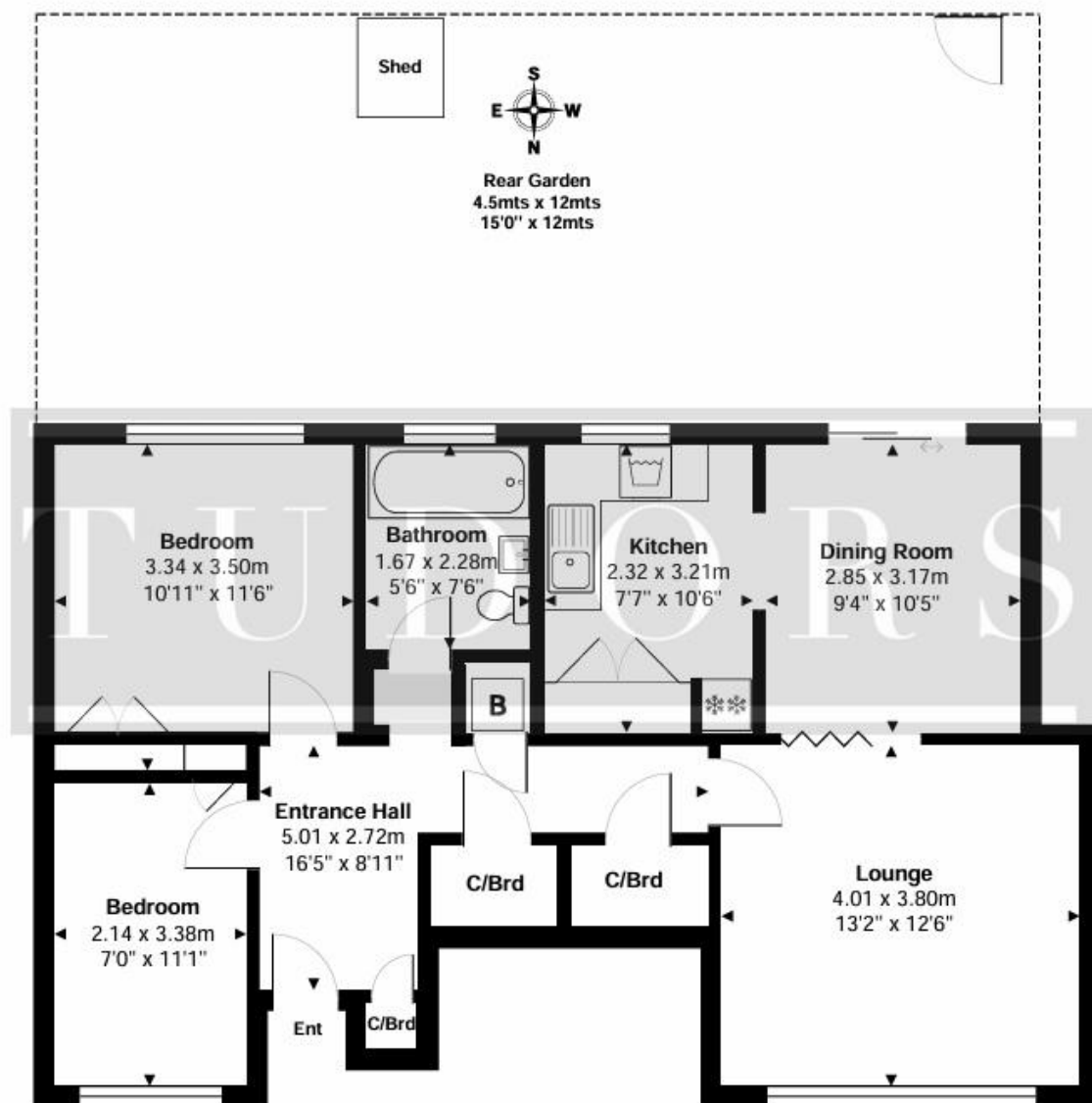
The property has been offered to the market with **NO ONWARD CHAIN** and is tucked away in a quiet position within the Hurst Park development overlook a green. The property comprises: a grand entrance hallway with an abundance of natural light and engineered wood flooring which leads into an impressive living room with the original parquet wood flooring from first built and a front aspect window which leads through to a dining area also with the original parquet wood flooring with sliding UPVC patio doors leading to the garden. The dining area leads onto a modernised kitchen with many eye/base level units/cupboards with worktop area and inbuilt oven and appliances included - Ideal room for entertaining. An inner hallway with deep storage cupboards from the living room leads to two double bedrooms (both with built in wardrobes) and a bathroom with matching suite. Externally there is an impressive 15ft low maintenance southerly facing garden with mature shrub border plants and patio area. There is also a storage cupboard and a rear access gate. Other benefits include; double-glazing, recently serviced boilers and a long lease circa 938 years remaining. (EPC rating: D). Elmbridge Borough Council tax band: C

Within easy reach of East Molesey village, primary schools, Tescos supermarket and walks down the River Thames, to Bushy Park and into Hampton Court (with its Palace, restaurants, boutiques & Station – zone 6). The convenient rail and motorway networks on your doorstep make it an ideal base from which to commute into the capital. 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.

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PROPERTY DETAILS



Ground Floor

Total Area: 70.8 m² ... 762 ft²

All measurements are approximate and for display purposes only.

Lease = 999 years from 1964. Approx 938 years remaining
Maintenance and ground Rent = Peppercorn amount (tbc)
Building insurance = Approx £500.00 (tbc)
Keldun own the Freehold of the property

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

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Easy reach of the historical Bell Pub built in 1460 and Easy reach of Hampton Court Station – Ideal for commuter into London Waterloo, zone 6. Oyster card