



Wilton Gardens, West Molesey, Surrey, KT8 1QP



Price £ 375,000 Leasehold

TUDORS are pleased to offer for sale this two double bedroom ground floor purpose built maisonette which has the benefit of direct access to a private westerly facing garden. Located within a quite cul-de-sac and been offered onto the market with NO ONWARD CHAIN.

Within easy reach of Hurst Park with its recreational fields, Hurst Meadows along with the River Thames with towpath leading up to Hampton Court (with its Palace, restaurants, boutiques and cafes). 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), Herhsam and Walton on Thames. Pavilion sports gym, Hurst swimming pool, Hurst Park and Bushy Park are also nearby.

The accommodation comprises; an entrance hallway with storage cupboard, a bright living/dining room with wooden flooring and front aspect window and a modern kitchen with integrated appliances with many eye/base level units/cupboards and rear door leading to the rear garden. The hallway also leads to two good sized bedrooms and a bathroom with white suite and separate W.C.

Externally there is a westerly garden with patio and lawn area with mature border plants. There are also two sheds and a side access gate leading to the front garden which is mainly laid to lawn with border plants. Other benefits include being; double-glazing, gas central heating and having a long lease of circa 932 years remaining. Ideal for a first time buyer, a buyer downsizing or as an investment purchase. EPC Rating: C, Council tax band: C £1,982.00

PROPERTY DETAILS



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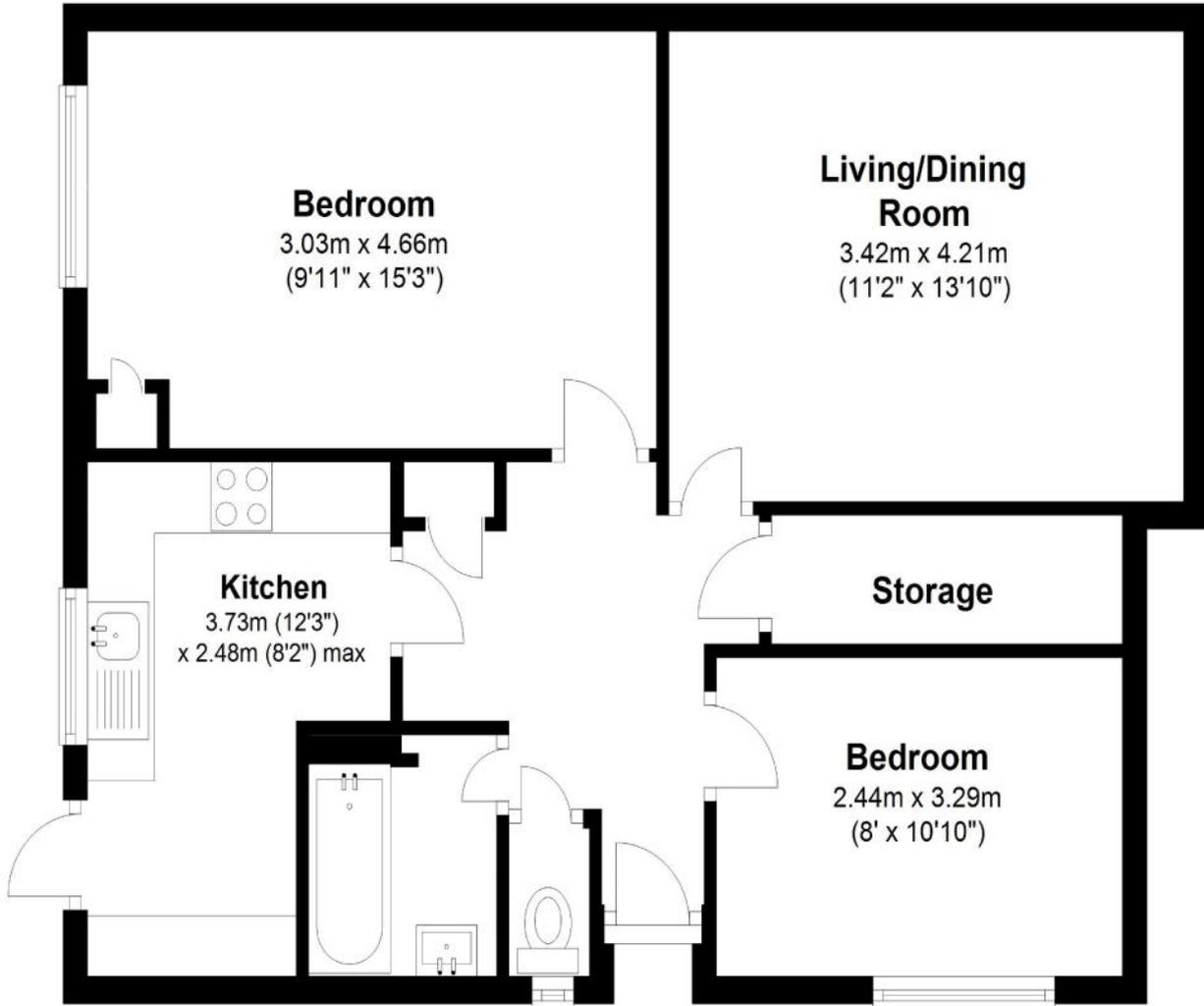


Easy reach of The River Thames towpath leading to Hampton Court Place + train station (Ideal for an afternoon stroll to the many restaurants + cafes)

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Ground Floor

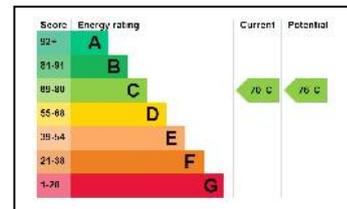
Approx. 56.2 sq. metres (605.2 sq. feet)



Total area: approx. 56.2 sq. metres (605.2 sq. feet)

THIS PLAN AND DIMENSIONS ARE FOR INFORMATION ONLY. THE BUYER SHOULD VERIFY THE DIMENSIONS AND AREA OF THE PROPERTY BY MEASUREMENT PRIOR TO PURCHASE. THE AGENT ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THESE DIMENSIONS ARE APPROXIMATE AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTUAL OBLIGATIONS. THE AGENT ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

Lease = 999 years from 24th June 1956 (932 years remaining)
Ground Rent = Approx £12.00 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.