

TUDORS

Kingfisher Court, Bridge Road, East Molesey, Surrey, KT8 9HL



Price £ 450,000 Leasehold

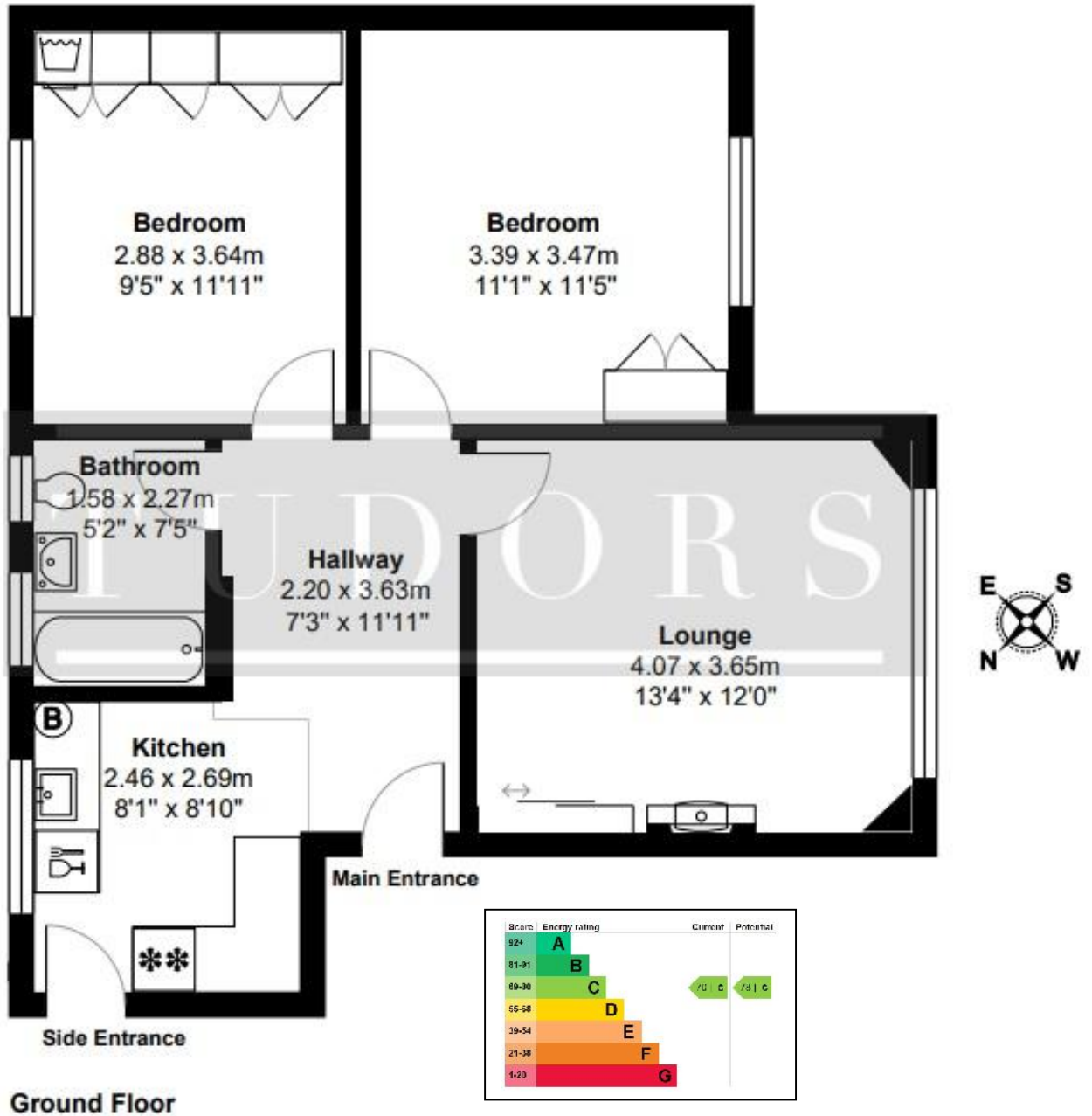
TUDORS are pleased to offer for sale this refurbished two double bedroom ground floor apartment located in the highly regarded Art Deco style gated development of Kingfisher Court. The development has the benefit of its own private swimming pool, tennis court, communal gardens and access to the River Mole. The property has come to the market with the benefit of **NO ONWARD CHAIN** and is within easy reach of Hampton Court (with its Palace, restaurants, cafes and train station, zone 6). There are also bus routes that lead into Walton on Thames, Hersham and into Kingston (with comprehensive shopping). Other benefits include: Parking, a long lease and bike storage. (EPC rating: C) 2022/23 Council Tax band C (£): Tudor & Co. 0208 224 4020

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- KINGFISHER COURT DEVELOPMENT
- GROUND FLOOR APARTMENT
- PRIVATE SWIMMING POOL
- TENNIS COURT
- ACCESS TO RIVER MOLE
- PARKING AND SECURE BIKE STORAGE
- GATED DEVELOPMENT
- LONG LEASE 100 YEARS REMAINING
- CLOSE TO HAMPTON COURT STATION – IDEAL FOR COMMUTER INTO LONDON. BUS ROUTES INTO KINGSTON CLOSE BY

TUDOR & CO
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

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

PROPERTY DETAILS



Total Area: 57.6 m² ... 620 ft²

All measurements are approximate and for display purposes only.

Information supplied on the management of the development from the vendors:
 Maintenance charges: £475.00 per quarter
 Ground rent: £20 a quarter including parking, space 59
 Lease: 125 years from 1997, 100 years remaining

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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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