

TUDORS

Croft Court, Walton Road, West Molesey, Surrey, KT8 2QQ



Price £ 325,000 (Share of Freehold)

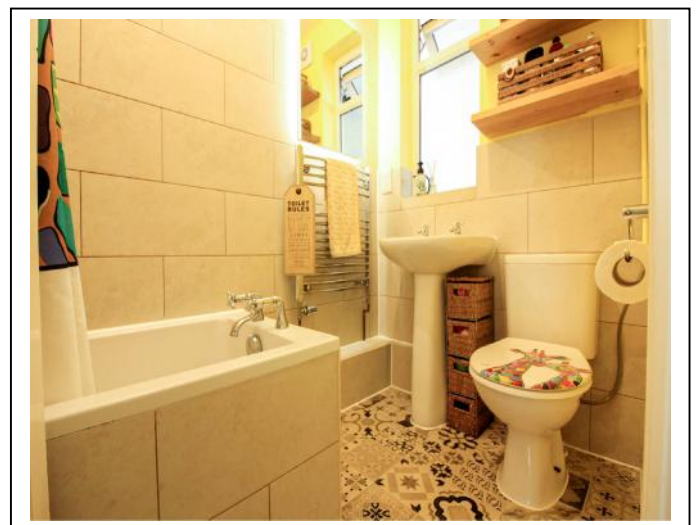
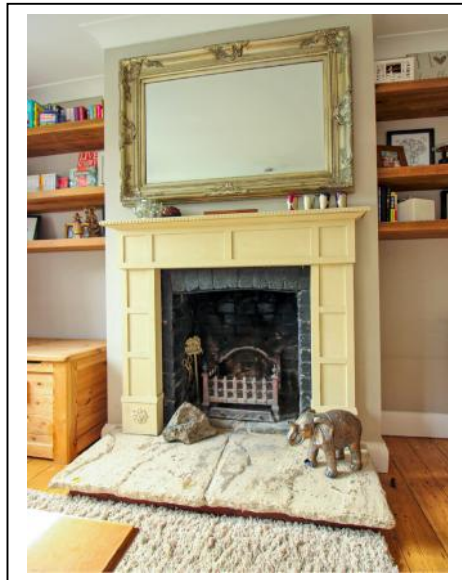
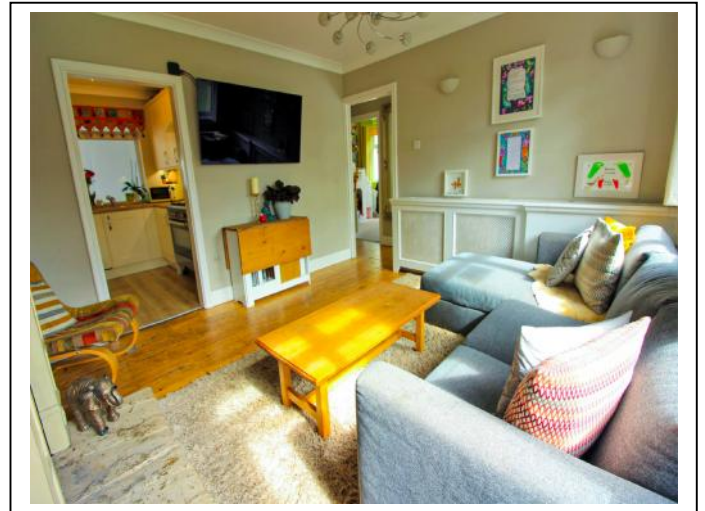
Tudor & Co of East Molesey are pleased to offer for sale this two double bedroom ground floor maisonette with the benefit of having direct access to a private garden. The property is located close to local shops, River Thames, Hurst swimming pool, Tesco supermarket and Bus routes lead up to Hampton Court (with its Palace, restaurants, Station – zone 6) AND Kingston (Offering comprehensive shopping). The accommodation comprises; a private entrance with hallway leading to a very spacious and bright living room with stripped wooden flooring, opening up onto a modern kitchen with eye/base level units/cupboards, there are also two double bedrooms and a modern bathroom with matching white suite. Externally there is a private garden with patio, lawn and raised decking area with timber built shed and bar. Other benefits include; Double-glazing, central heating and a long lease approx 934 years unexpired. Local park close by with use of Tennis Court and Basketball Court facilities (EPC Rating: D). Council Tax Band C

- TWO BEDROOMS
- GROUND FLOOR MAISONETTE
- DIRECT ACCESS TO PRIVATE GARDEN
- BRIGHT LIVING ROOM
- MODERN KITCHEN
- MODERN BATHROOM
- PARKING
- LONG LEASE – APPROX 933 YEARS REMAINING
- CLOSE TO LOCAL PARKS, LOCAL SHOPS AND BUS ROUTES LEADING TO EAST MOLESEY / KINGSTON

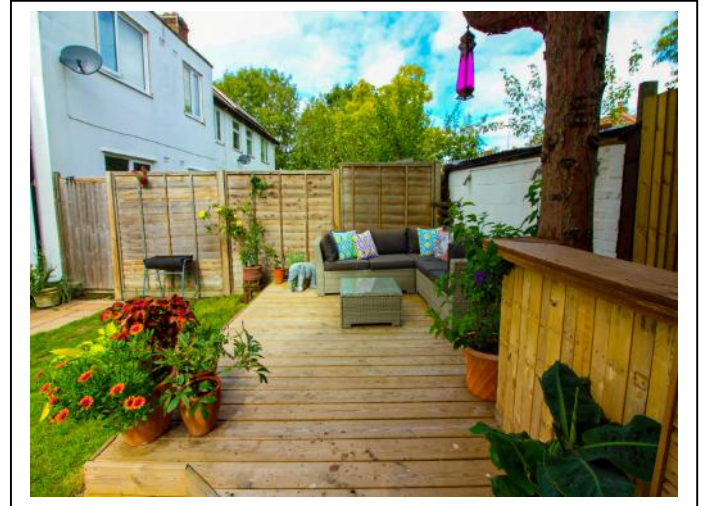
TUDOR & CO
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

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

PROPERTY DETAILS



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We have been informed of the information below:
999 year lease from 1955 (**933 years left unexpired**)
General Rent: Approx £ 50.00 per annum

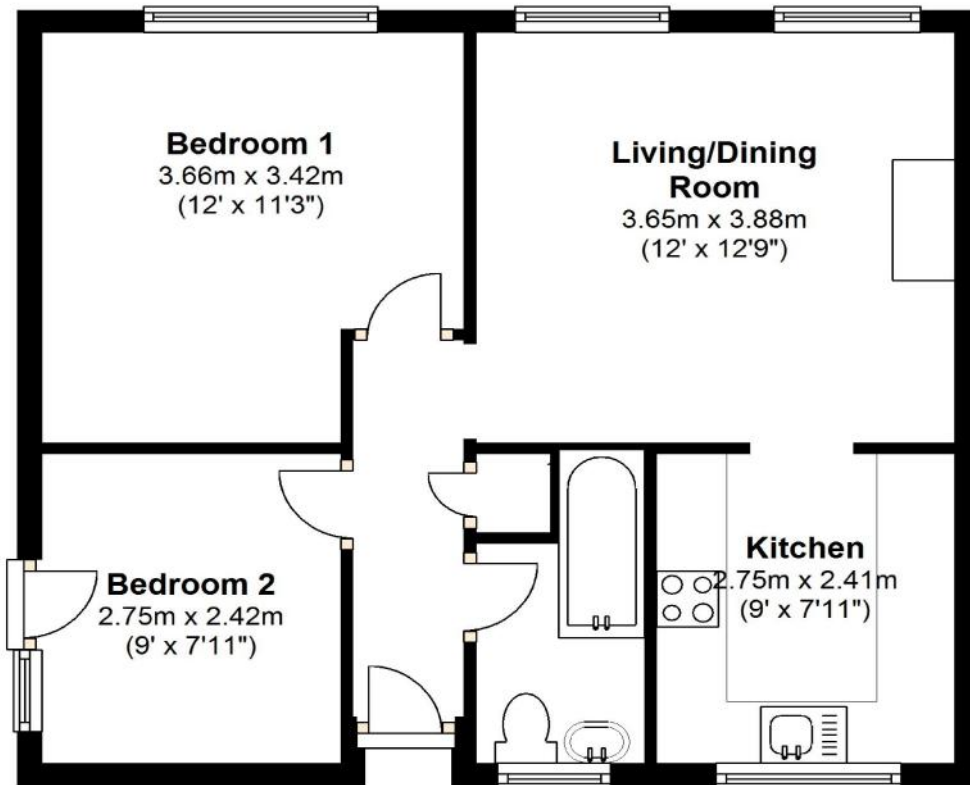
Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended 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. 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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Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 45.6 sq. metres (490.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.