

TUDORS

Cambridge Road, West Molesey, Surrey, KT8 2AX



## Price £ 265,000 Leasehold

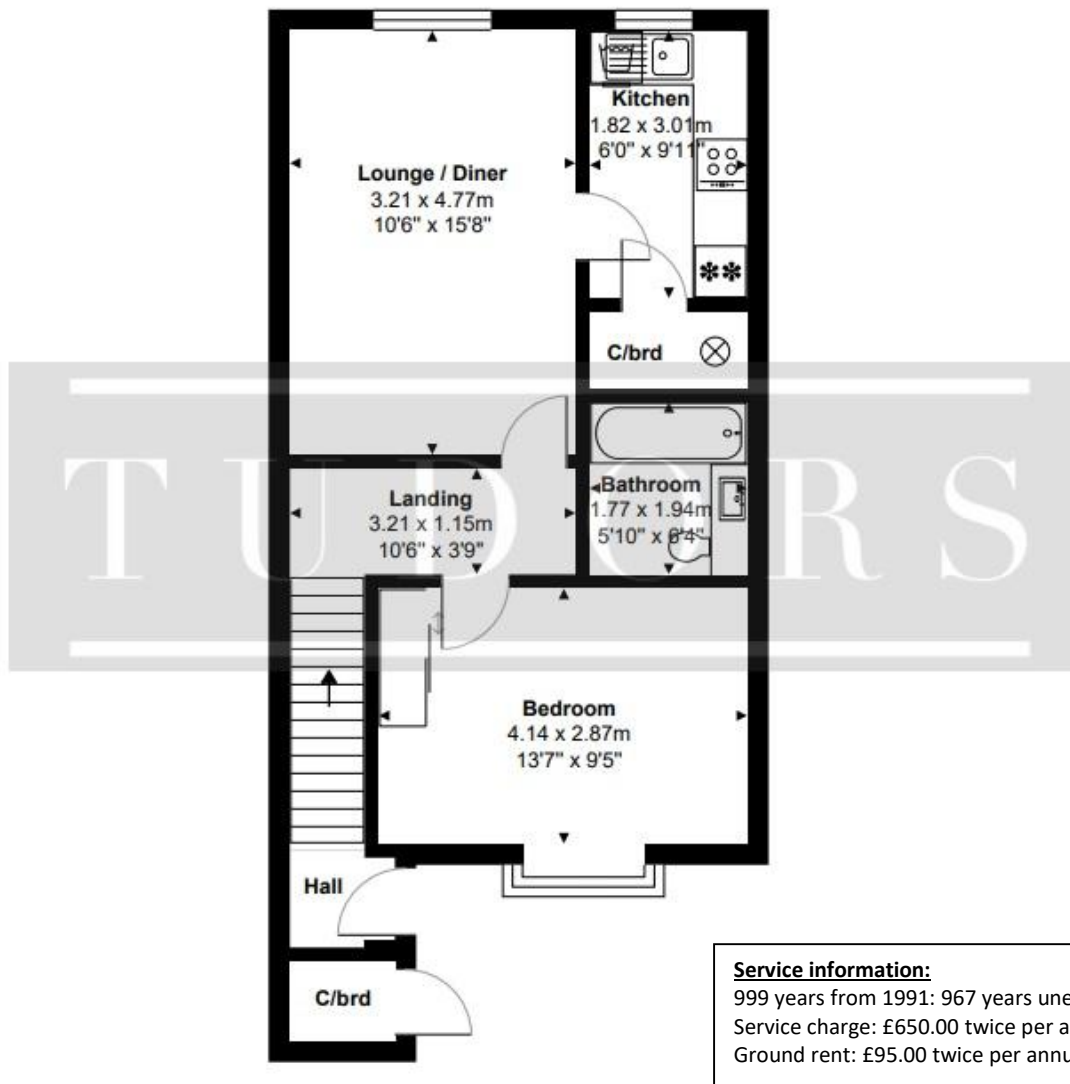
TUDORS are pleased to offer for sale this attractive one double bedroom top floor maisonette which has the benefit of its own private entrance. Located in the pleasant Bishop Fox Development the property enjoys an abundance of natural light being southerly facing. Offered to the market with **NO ONWARD CHAIN** and being within easy reach of local shops, primary schools and bus routes into East Molesey, Hampton Court (with its Palace, restaurants, boutiques and cafes), Kingston-upon-Thames (with comprehensive shopping) and Walton on Thames. Pavilion sports gym, Hurst swimming pool, Hurst Park and Bushy Park are also nearby.

The property comprises of; a private entrance with hallway and stairs leading to a landing with loft access. The landing leads to a bright living/dining room with Oak engineered flooring with door leading to a modernised kitchen with handleless light grey units/cupboards with white worktop. There is also a patterned tiled flooring and the benefit of a deep storage cupboard. The landing also leads to an impressive double bedroom with built in double mirrored sliding wardrobe and a bay window with smart window shutters. There is also a modernised bathroom with light grey tiling and flooring. Other benefits include; Double-glazing, and a long lease circa 967 years remaining.

Ideal for a first time buyer, a buyer downsizing or as an investment purchase. (EPC Rating: ).

Elmbridge Borough Council Tax Band C: £ 1,982.00 Viewings are highly recommended via Tudor & Co. 0208 224 4020

## PROPERTY DETAILS



Total Area: 50.1 m<sup>2</sup> ... 540 ft<sup>2</sup>

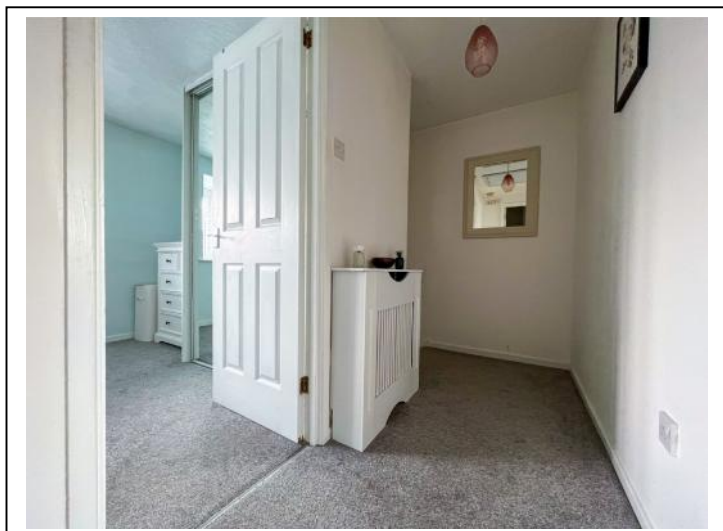
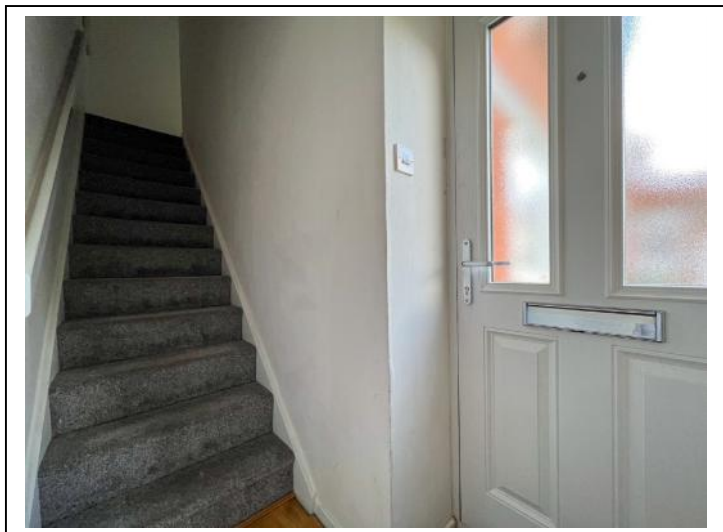
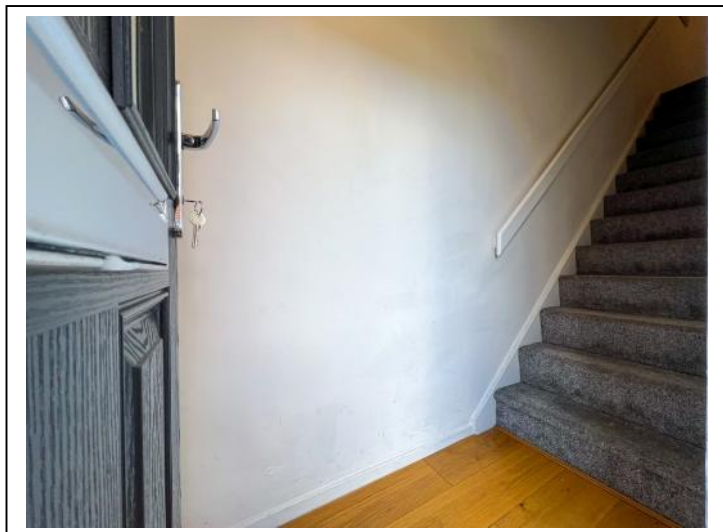
All measurements are approximate and for display purposes only.

**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.



## PROPERTY DETAILS

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Communal gardens



Allocated parking within yards of the property



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

