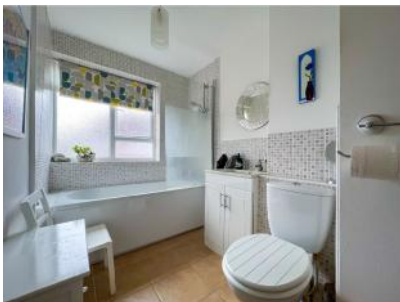


TUDORS

Wolsey Court, Bridge Road, East Molesey, Surrey, KT8 9HS



Price £ 425,000 Share of Freehold

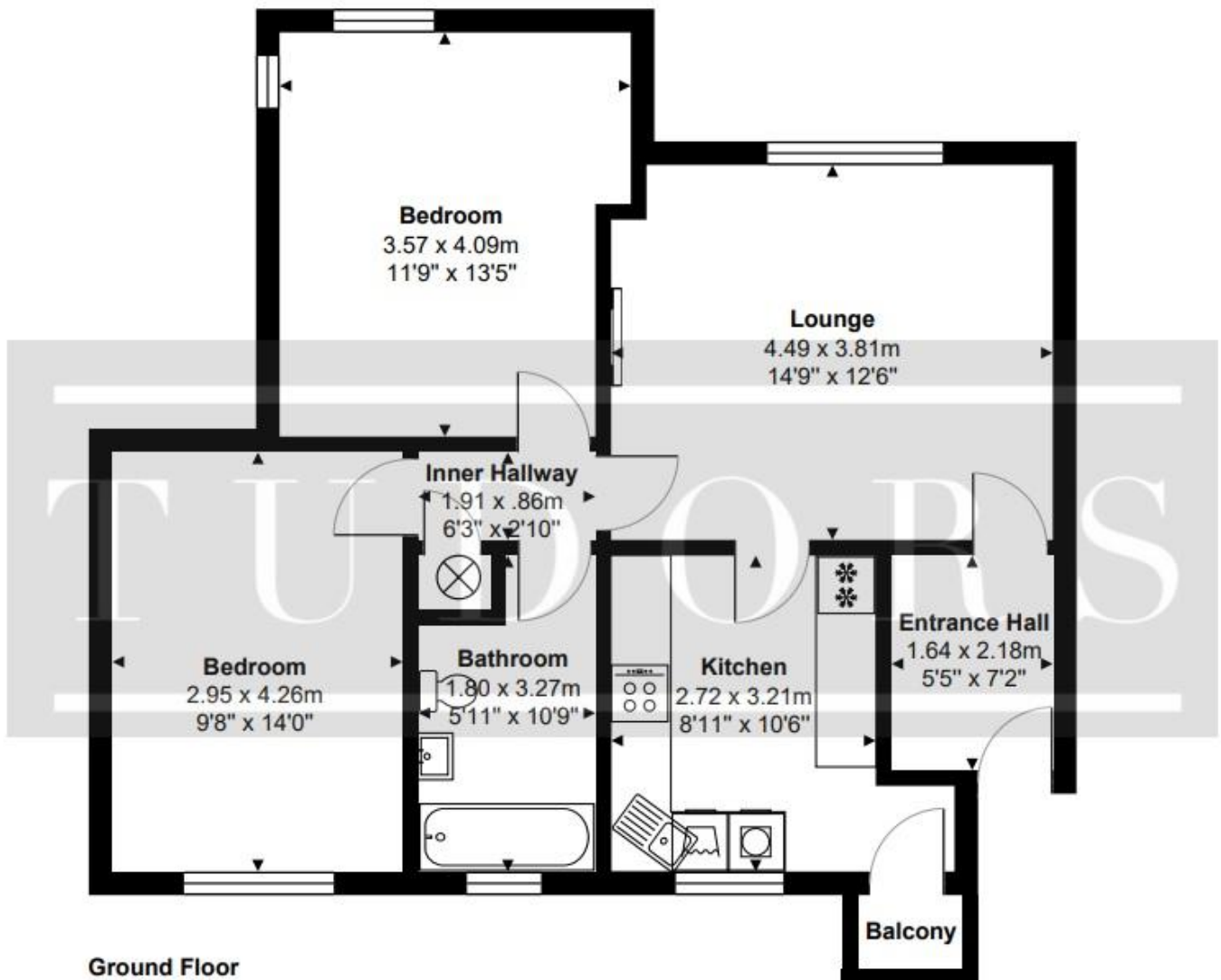
Tudors are pleased to offer for sale this nicely presented two double bedroom first floor purpose built apartment which is located in the heart of East Molesey village within easy reach of Hampton Court with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter to Waterloo, Oyster zone 6.

The development is located within yards of The Orchard primary schools and East Molesey village shops. There are bus routes connecting East Molesey, Hampton Court, Walton on Thames, Hersham and Kingston (with comprehensive shopping). The River Thames with its towpath are within walking distance which leads up to Bushy Park – With over 1000 acres. East Molesey cricket club, Molesey Rowing club, Molesey sailing club, Hurst swimming pool and the Pavilion sports club are also nearby.

The accommodation comprises: Enclose communal entrance with stairs leading to the first floor where you will find the property with an entrance hallway, a living/dining room with front aspect window and stripped wooden flooring with a decorative electric fireplace, a kitchen with many eye/base level units/cupboards with breakfast bar and integrated oven with induction hob. An inner hallway leads to two generous double bedrooms and a modern bathroom with matching white suite.

Externally there are communal gardens and parking. Other benefits include: Double-glazed windows and a new block roof which was installed in 2021. (EPC rating:) Elmbridge Borough Council = Band C

PROPERTY DETAILS



Total Area: 67.5 m² ... 726 ft²

All measurements are approximate and for display purposes only.

Information from the vendors:

Share of Freehold property with a lease of 123 years left unexpired.

Maintenance: Building Insurance, communal electricity = £80 per month. There is a sinking fund in place for any extra work required.

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.

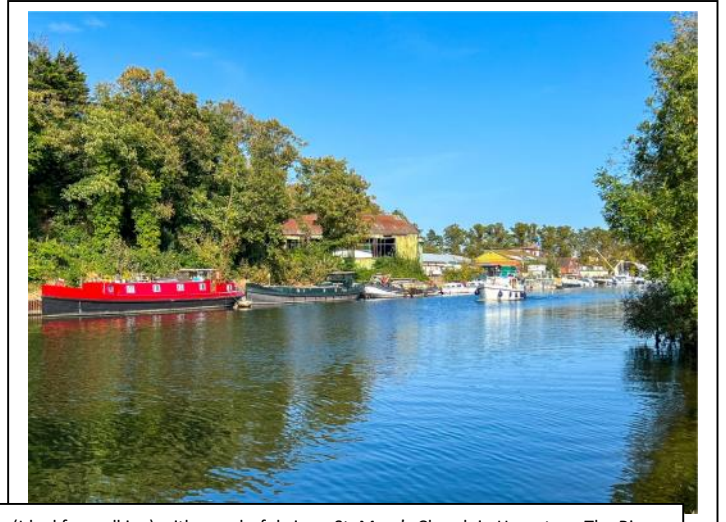
PROPERTY DETAILS



PROPERTY DETAILS



PROPERTY DETAILS



The property is within easy reach of Hurst Park and very close to Hurst Park Meadows (Ideal for walking) with wonderful views St. Mary's Church in Hampton. The River Thames towpath leads up to Hampton Court with its Palace, restaurants, cafes, bars and train station – Ideal for commuter into London, Waterloo – Zone 6, Oyster Card

