

TUDORS

Grovelands, West Molesey, Surrey, KT8 2EB



Price £ 335,000 Leasehold

TUDORS are pleased to offer for sale this two double bedroom ground floor purpose apartment which has the benefit of direct access to a private low maintenance garden. Located within a pleasant development within easy reach of local shops, recreational parks (including Grovelands park with children's play ground) and bus routes leading 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 Meadows, The Wilderness (with children's playground) and Bushy Park are also nearby.

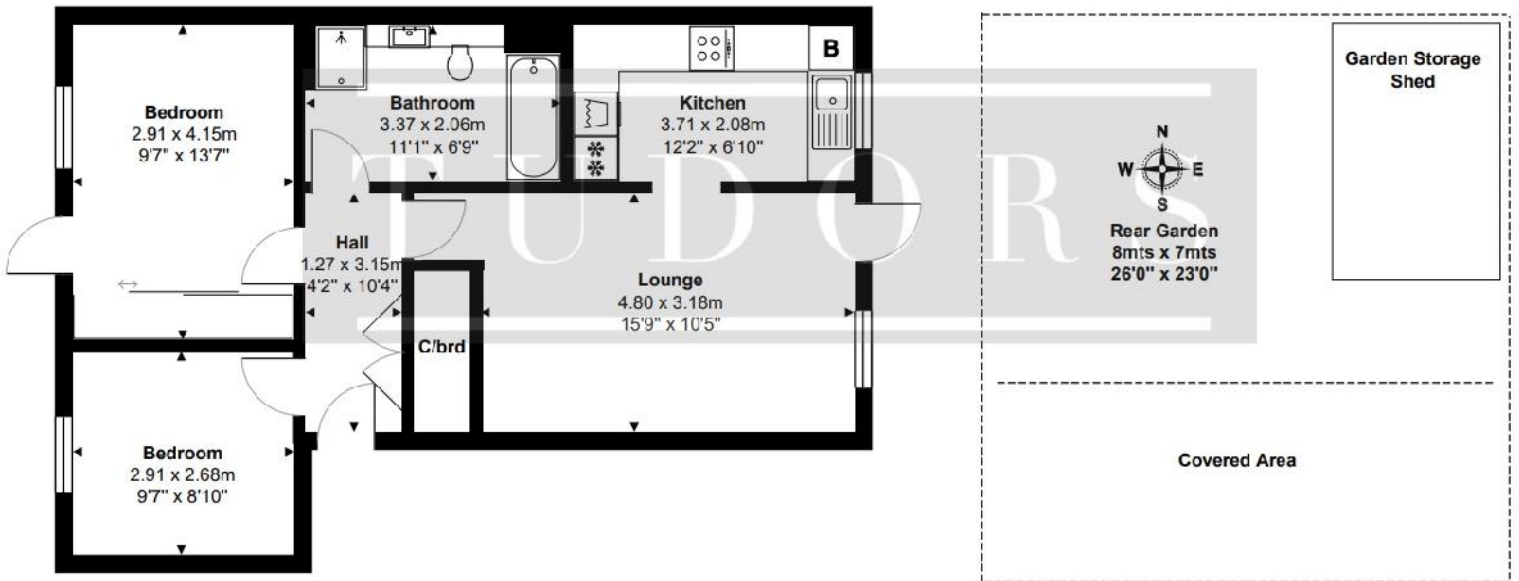
The accommodation comprises; an entrance hallway with storage cupboard, a bright living/dining room with smart wooden laminated flooring and front aspect windows with a door leading to the front communal gardens. The living room also leads to a nicely presented modern kitchen with integrated oven and gas hob with space for fridge/freezer and washing machine. The hallway also leads to two impressive double bedrooms (master bedroom with floor to ceiling sliding wardrobes with shelving and clothes rail hanging), the master bedroom also has the benefit of a door leading directly to a rear garden. Further door from the hallway leads to a larger than usual bathroom which is fully tiled with space for bath and shower cubicle.

Externally there is an enclosed walled garden with Indian sand stone leading to a detached large storage shed, shingle stone garden with mature border plants and rockery with wooden sleeper surround. There is also a seating area with cleverly built pergola with all year curtains giving you the added benefit of a further all year round entertaining space.

Other benefits include; double-glazing, gas central heating, a long lease and secure entry system.

Ideal for a first time buyer, a buyer downsizing or as an investment purchase. EPC Rating: Council tax band: C

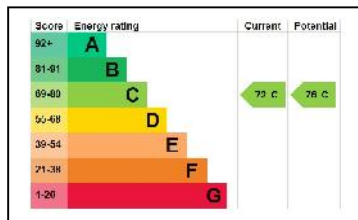
PROPERTY DETAILS



Ground Floor

Total Area: 60.1 m² ... 647 ft²

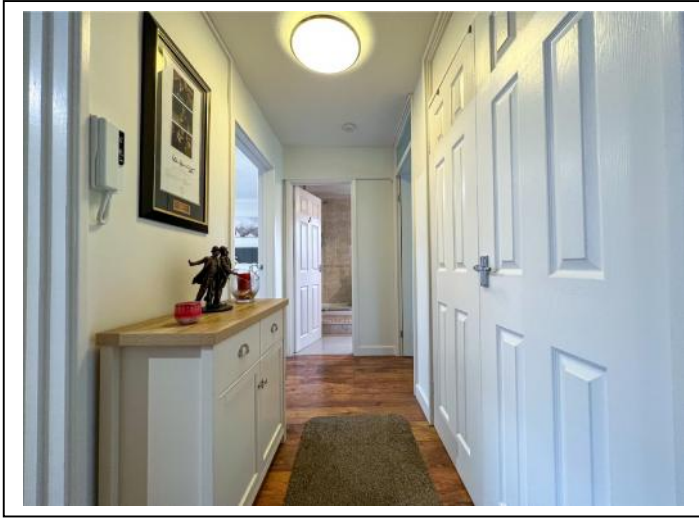
All measurements are approximate and for display purposes only.



Maintenance charges: £155.92 per month
 Ground rent: £10.00 per annum
 Lease: 125 years from 1988. Circa 90 years remaining

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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Easy reach of Grovelands recreational park with children's playground. Molesey Heath with the River Mole and Hurst Park with the River Thames towpath are also close by and offer wonderful walks

