

TUDORS

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



**Price £ 325,000 Share of Freehold**

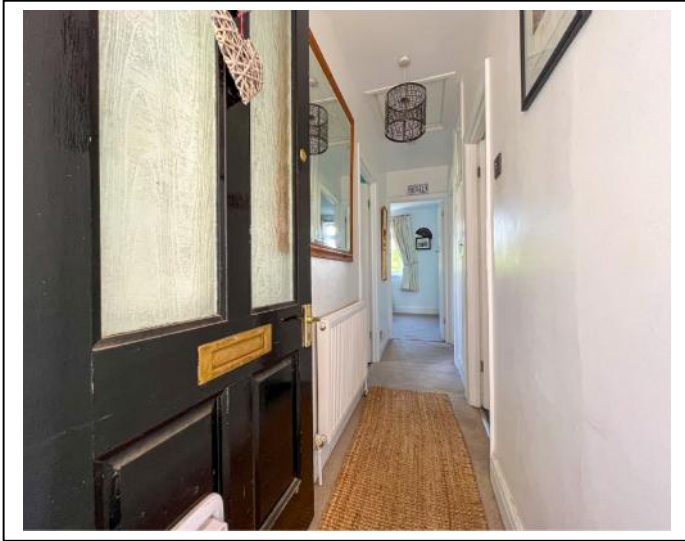
TUDORS are pleased to offer for sale this two double bedroom first floor maisonette with the benefit of having a private garden. The property is located close to local shops, River Thames, Hurst swimming pool, Tesco supermarket and Bus routes lead up to Hampton Court (with its Palace, restaurants, Station – zone 6) and Kingston (Offering comprehensive shopping).

The accommodation comprises; a private entrance with hallway leading to a very spacious and bright front aspect living room with fireplace, 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 lawn and raised decking area with timber built shed. Other benefits include; Double-glazing, central heating, parking, loft access (part boarded, insulated with light and pull down ladder) and a long lease approx 931 years unexpired. Local park close by with use of Tennis Court and Basketball Court facilities (EPC Rating: D). Council Tax Band C



## PROPERTY DETAILS

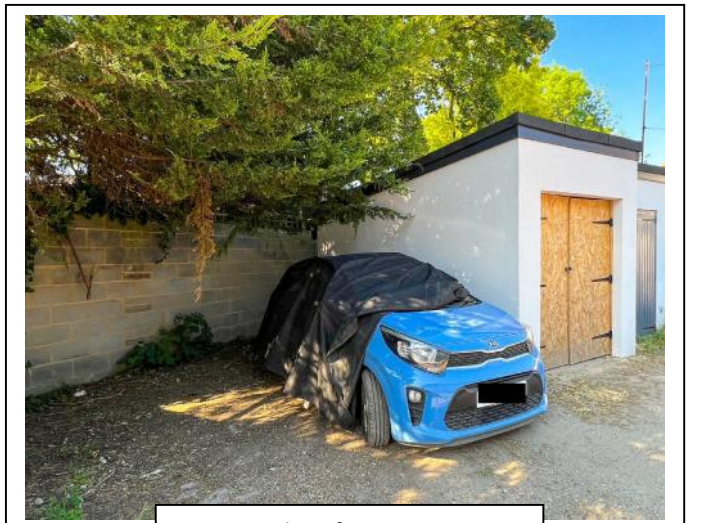




## PROPERTY DETAILS



Nearby there is a children's playground, a basket ball court, a tennis court and recreational fields. Ideal area for dog walking.



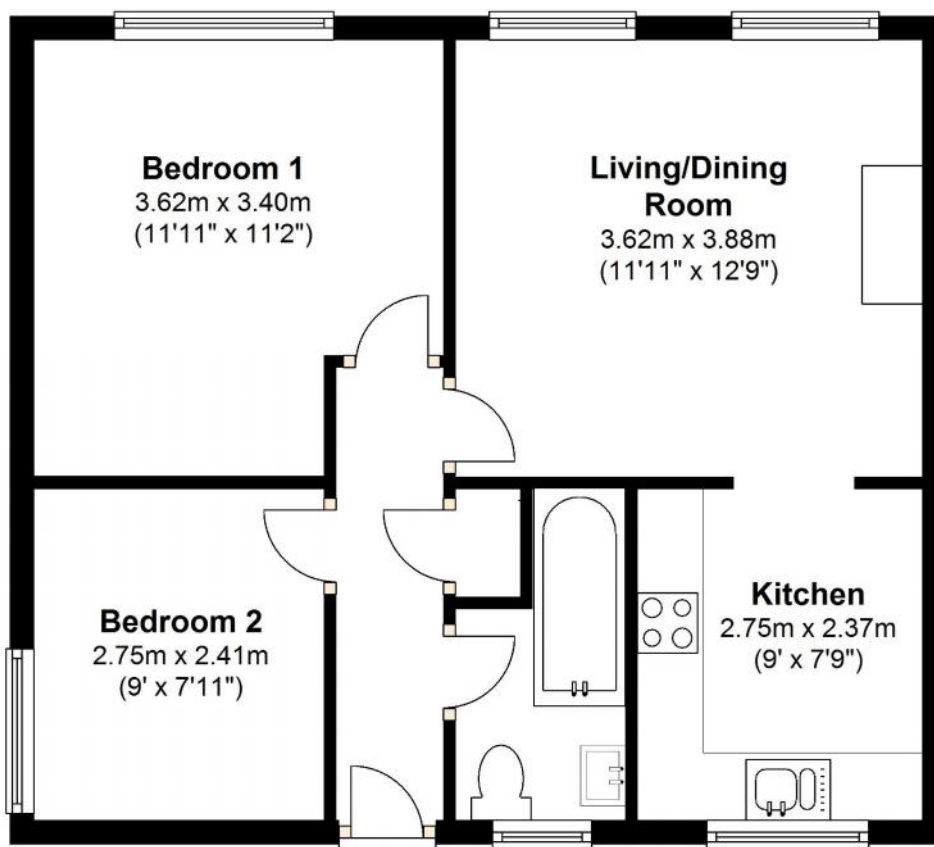
Parking for one car

## PROPERTY DETAILS

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### First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 45.6 sq. metres (491.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plans and related text, measurements of floor, ceiling and walls are approximate and not guaranteed. Plans are for information only and should not be used as a guide. The vendor, agent and advertiser do not warrant the accuracy of the information and do not accept any liability for any loss or damage caused by reliance on the information. The vendor, agent and advertiser do not warrant the accuracy of the information and do not accept any liability for any loss or damage caused by reliance on the information.

We have been informed of the information below:  
999 year lease from 1955 (931 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.