

TUDORS

Kelvinbrook, West Molesey, Surrey, KT8 1RU



PRICE £ 369,950 Share of Freehold

TUDORS are pleased to offer for sale this three bedroom split level maisonette with wonderful views, located in the highly regarded 'Hurst Park' development. Close to primary schools, a large Tesco supermarket, Hurst swimming pool, Pavilion sports centre, the River Thames and recreational grounds. There is also bus routes into East Molesey, Hampton Court (with its Palace, restaurants and station – Ideal for commuter, zone 6) and Kingston (with comprehensive shopping). The accommodation comprises of; a private entrance hallway, a good sized living room, a dining room opening onto a kitchen with built in units/cupboards. Stairs lead to three bedrooms and a bathroom with matching suite. Other benefits include; Double-glazing, gas central heating and a garage. The property also has the benefit of being a **share of Freehold with approx 945 years remaining**. (EPC Rating: C) Viewings highly recommended via Tudor & Co. 0208 224 4020.

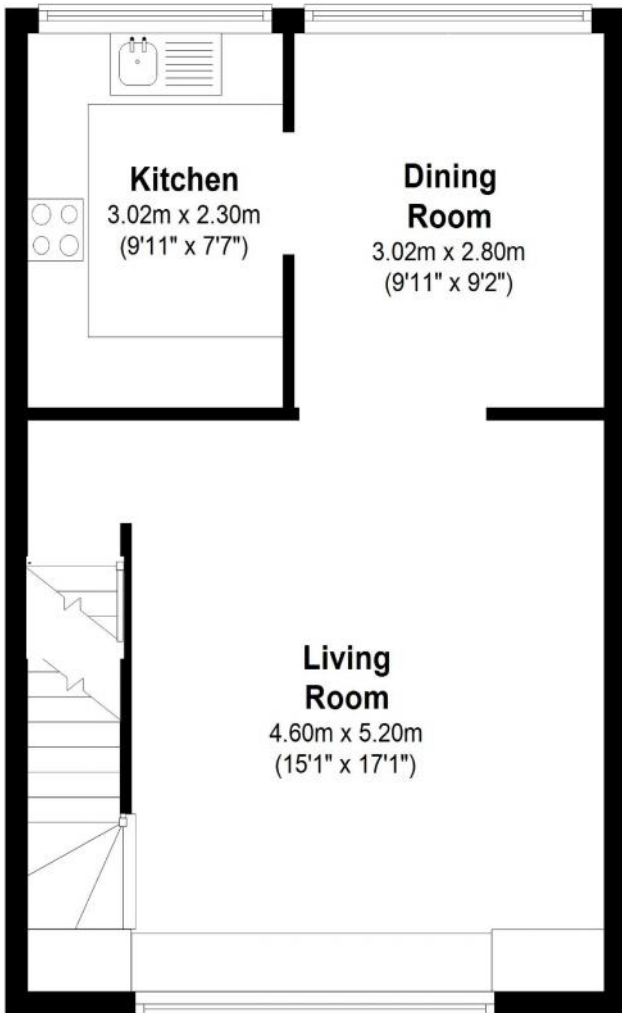
PROPERTY DETAILS



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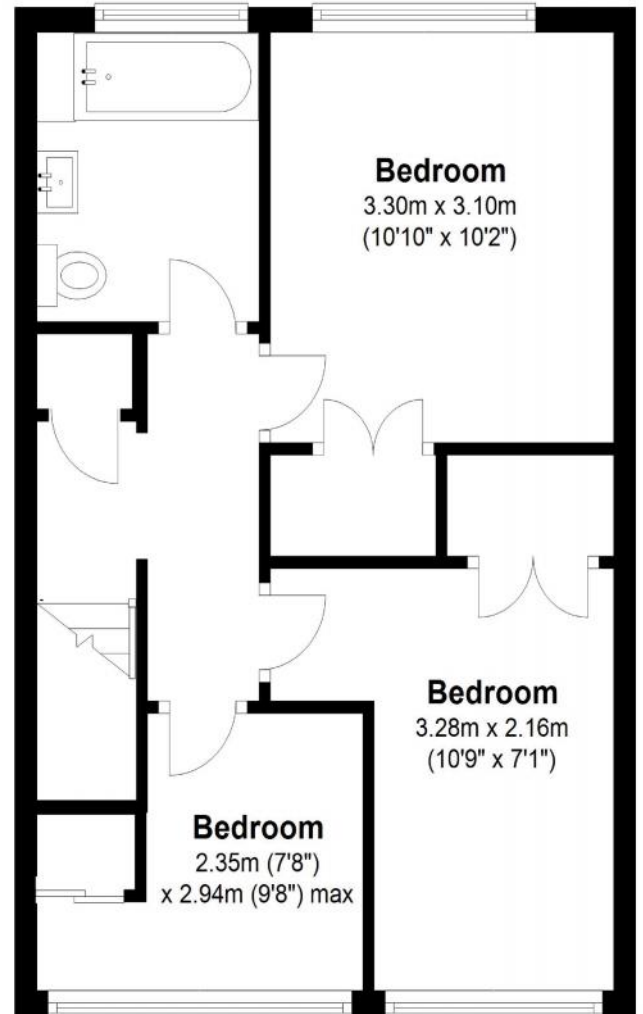
First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Second Floor

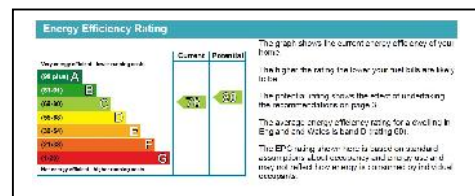
Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 80.2 sq. metres (863.4 sq. feet)

When every effort has been made to ensure the accuracy of the floor plans contained here, measurements of items, windows and doors are approximate and do not constitute a contract for sale or any other part of the property. These plans are for representation purposes only and should be used as a guide only. The accuracy, extent and application of the information and specifications herein have not been tested and no guarantee is given as to their accuracy or reliability.

Lease length: 999 years remaining from 1965 –
lease is now 945 years remaining
Ground rent: Approx £ 30.00 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. 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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