

TUDORS

Kingfisher Court, Bridge Road, East Molesey, Surrey, KT8 9HN



View from bedroom

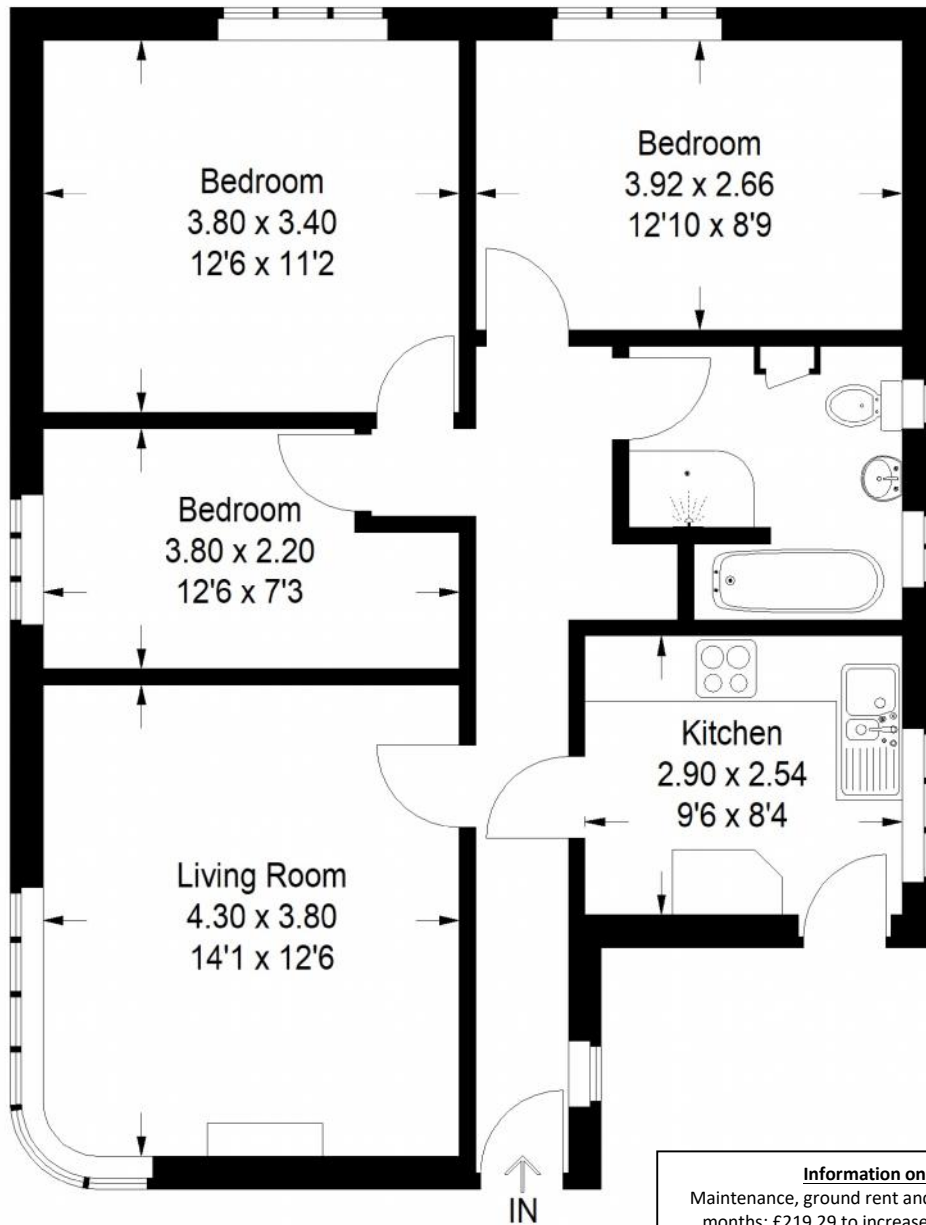
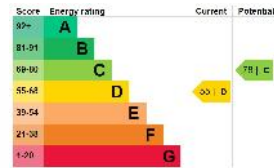
Price £ 450,000 Leasehold (Offers in excess)

TUDORS are pleased to offer for sale this Grade II Listed Art Deco THREE BEDROOM TOP FLOOR APARTMENT in the sought after Kingfisher Court development in East Molesey. **The property is located at the rear of the development in a prime spot with panoramic views over the River Mole.** The development has the benefit of its own private swimming pool, tennis court, communal gardens and access to the River Mole. The property has come to the market with the benefit of **NO ONWARD CHAIN** and is within easy reach of Hampton Court (with its Palace, restaurants, cafes and train station, zone 6). There are also bus routes that lead into Walton on Thames, Hersham and into Kingston (with comprehensive shopping). Other benefits include: Parking, a long lease and bike storage.

The accommodation comprises of a carpeted lobby area, an entrance hallway, a modern kitchen with some integrated appliances, a bright living / dining room with feature fireplace and views over the well kept communal grounds, two good sized double bedrooms with beautiful views over the River Mole and a superb modern bathroom with bath and separate shower cubicle. Elmbridge Council Tax band D £2,159.00. To view please call Tudor & Co. 0208 224 4020

PROPERTY DETAILS

Approximate Gross Internal Area
73.6 sq m / 792 sq ft

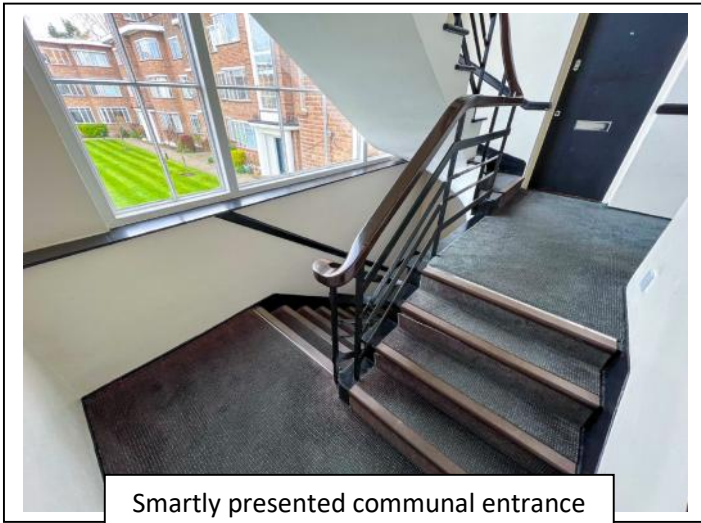


Second Floor

Information on the development:
 Maintenance, ground rent and car park (parking bay 18) per 10 months: £219.29 to increase to £399.47 (For new facias and gutters within the development) for a short period of circa 1 year
 –To be reviewed in April 2024.
 Lease: Issued 25th March 2001 for 125 years, 103 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.

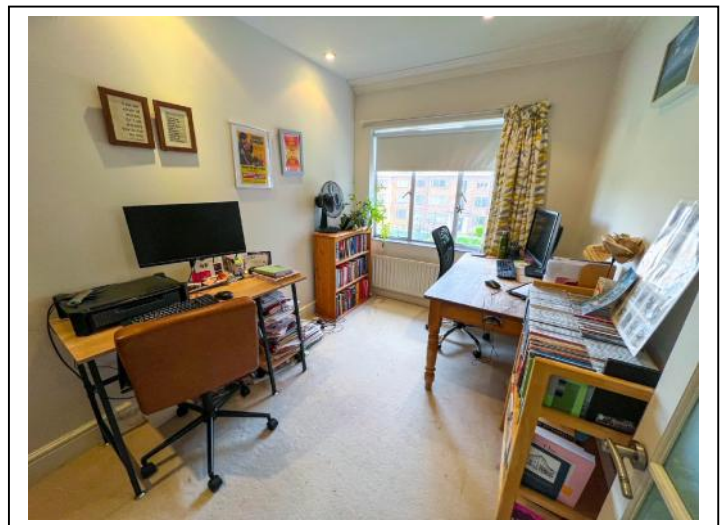
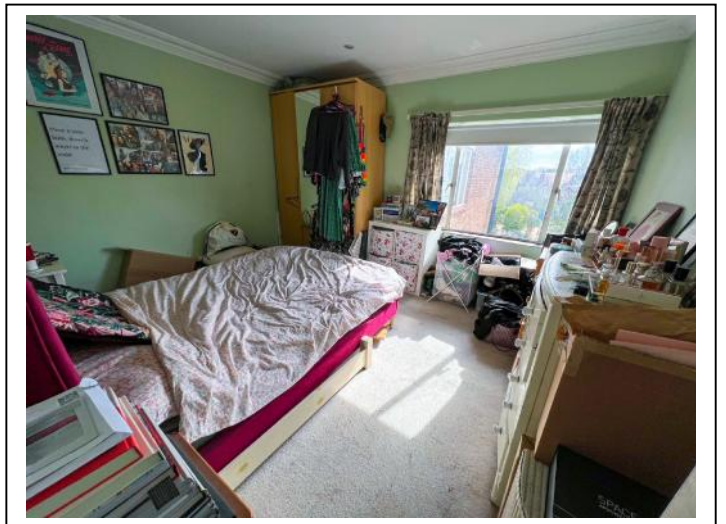
PROPERTY DETAILS



Smartly presented communal entrance



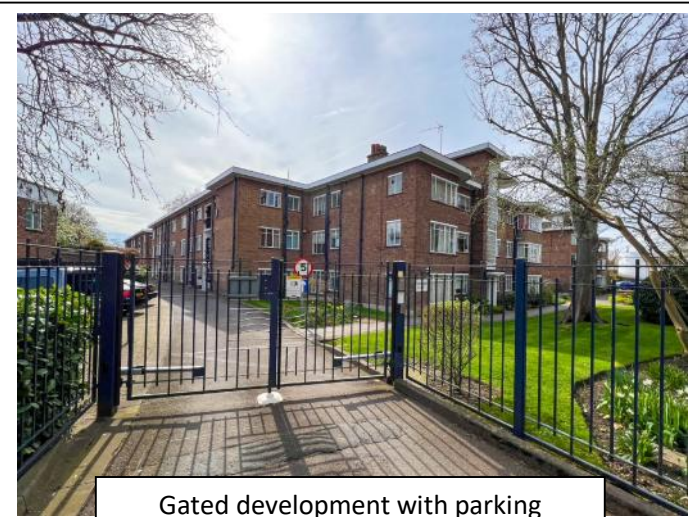
Wonderful views from communal staircase



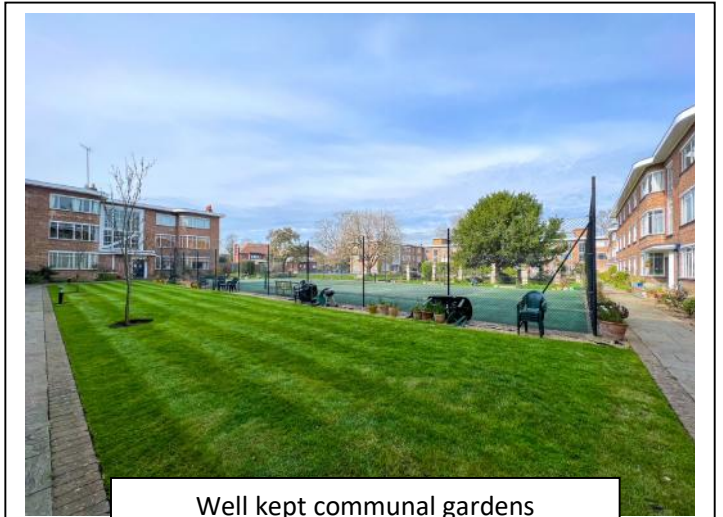
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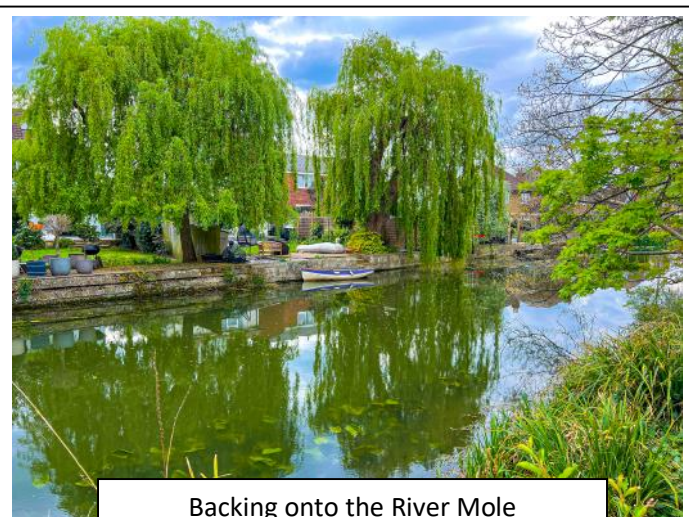
Located at the rear of the development with wonderful views



Gated development with parking



Well kept communal gardens

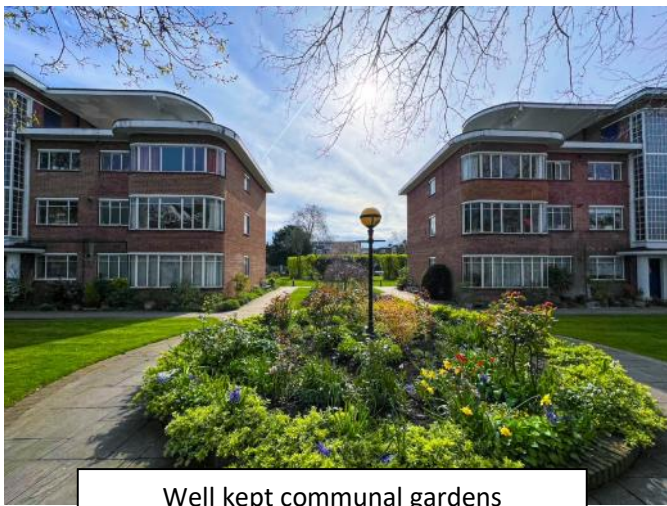


Backing onto the River Mole

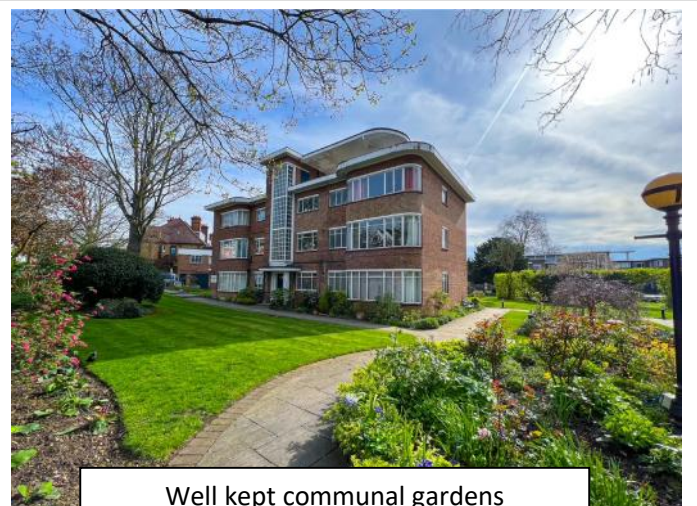


Backing onto the River Mole

PROPERTY DETAILS



Well kept communal gardens



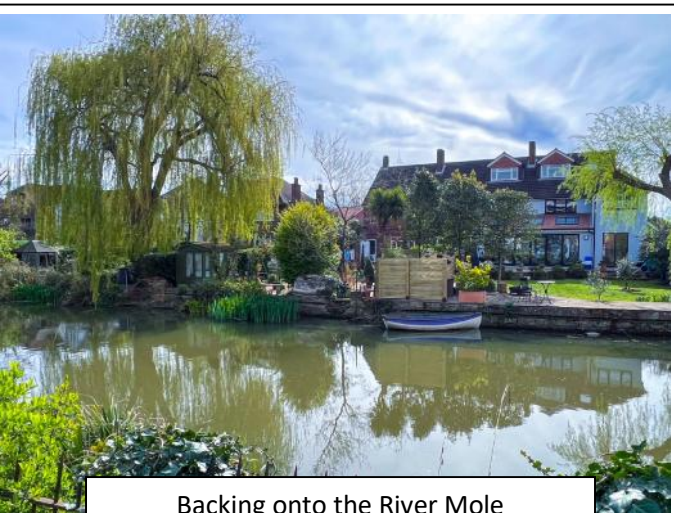
Well kept communal gardens



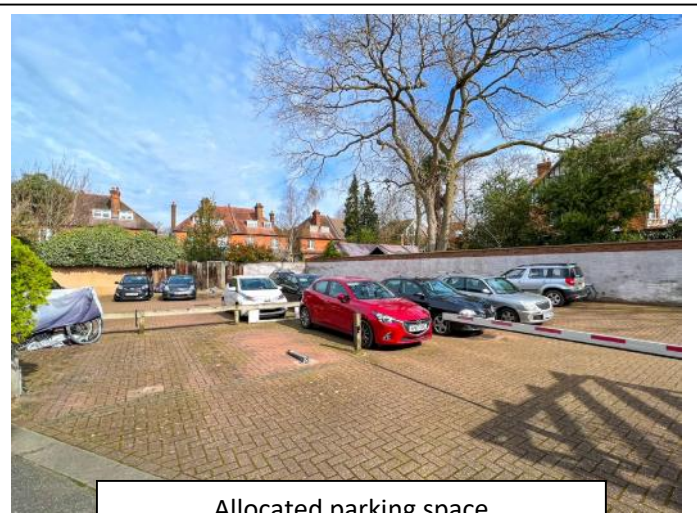
Art deco gated development



Well kept communal gardens



Backing onto the River Mole



Allocated parking space