



Kings Chase, East Molesey, Surrey, KT8 9DG



## PRICE. £ 339,950 Share of Freehold

Tudor & Co of East Molesey are pleased to offer for sale this impressive two bedroom GROUND FLOOR maisonette tucked away in a quiet cul-de-sac within the highly regarded Kings Chase development. The property benefits by being a SHARE OF FREEHOLD and has been offered to the market with **NO ONWARD CHAIN**. Well presented throughout the property also benefits by having an abundance of natural light and is within easy reach of the Tesco supermarket, Hurst Park recreation area, schools, Pavilion gym, Hurst swimming pool, the River Thames with its towpath leading to Hampton Court with its Palace, restaurants, boutiques and station (IDEAL FOR COMMUTERS). Bus routes are nearby and lead to Kingston, Walton on Thames and Hersham.

Comprising: An entrance hallway, a bright and airy light living/dining room with smart engineered flooring which is open plan onto a modern kitchen with many eye/base level units/cupboards. The living room leads onto a lobby area with storage cupboard leading to an impressive double bedroom, a second bedroom and a modern bathroom with white suite and newly laid tiled flooring. Other benefits include; Newly installed double glazing, gas central heating, share of Freehold. (EPC Rating: D).

**TUDOR & CO**  
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**T. 0208 224 4020**  
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## PROPERTY DETAILS



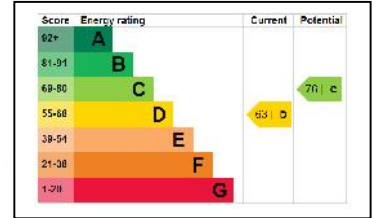
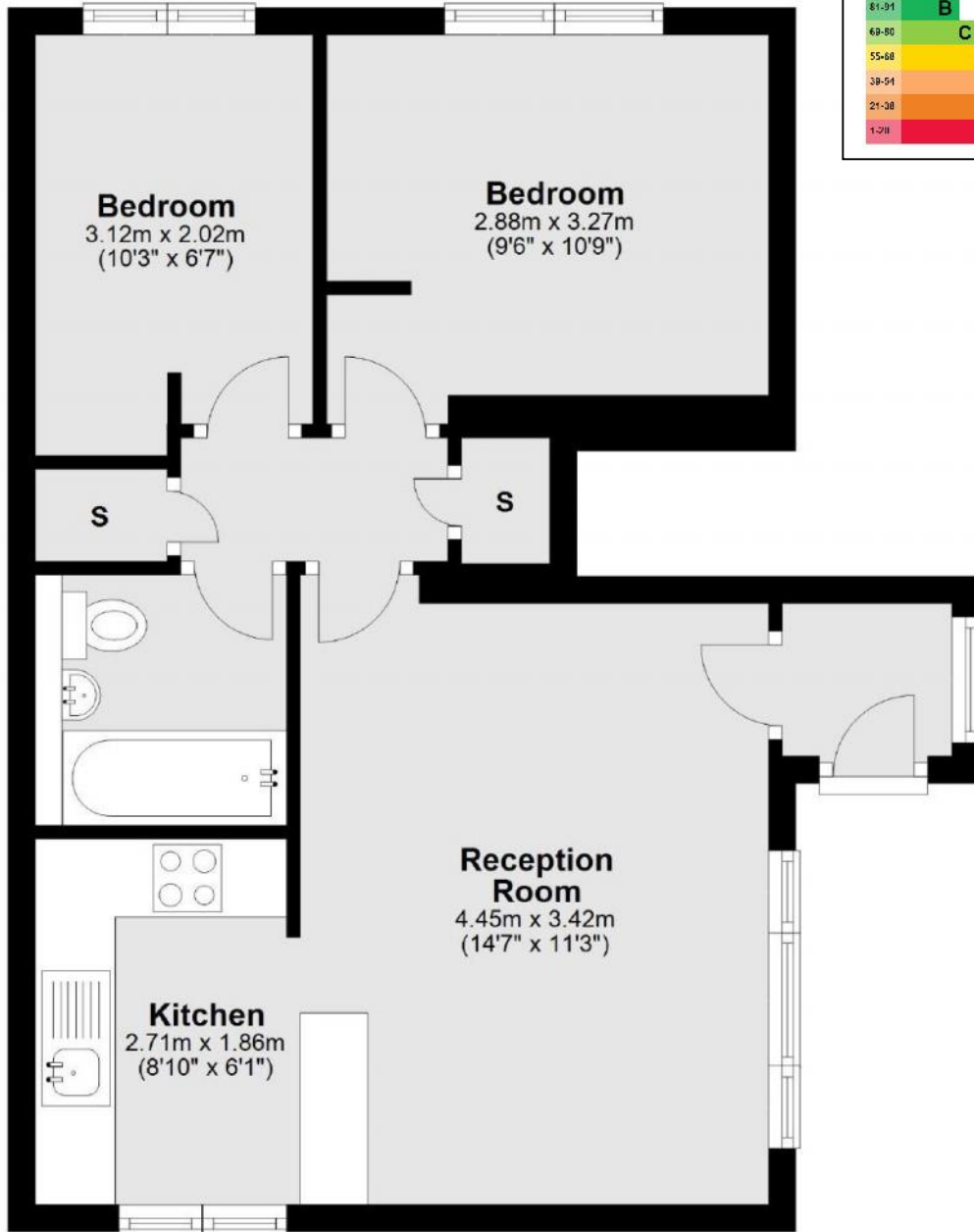
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**Service charge:** £388.16 paid in April and October

Lease: Share of Freehold

Lease: The lease length is 125 years from 1984. (87 years remaining)

**Ground Floor**



**Total area: approx. 46.3 sq. metres (498.6 sq. feet)**

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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