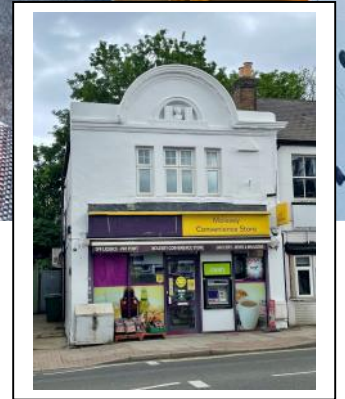


TUDORS

Walton Road, East Molesey, Surrey, KT8 0DH



Price £ 325,000 Leasehold offers in excess of

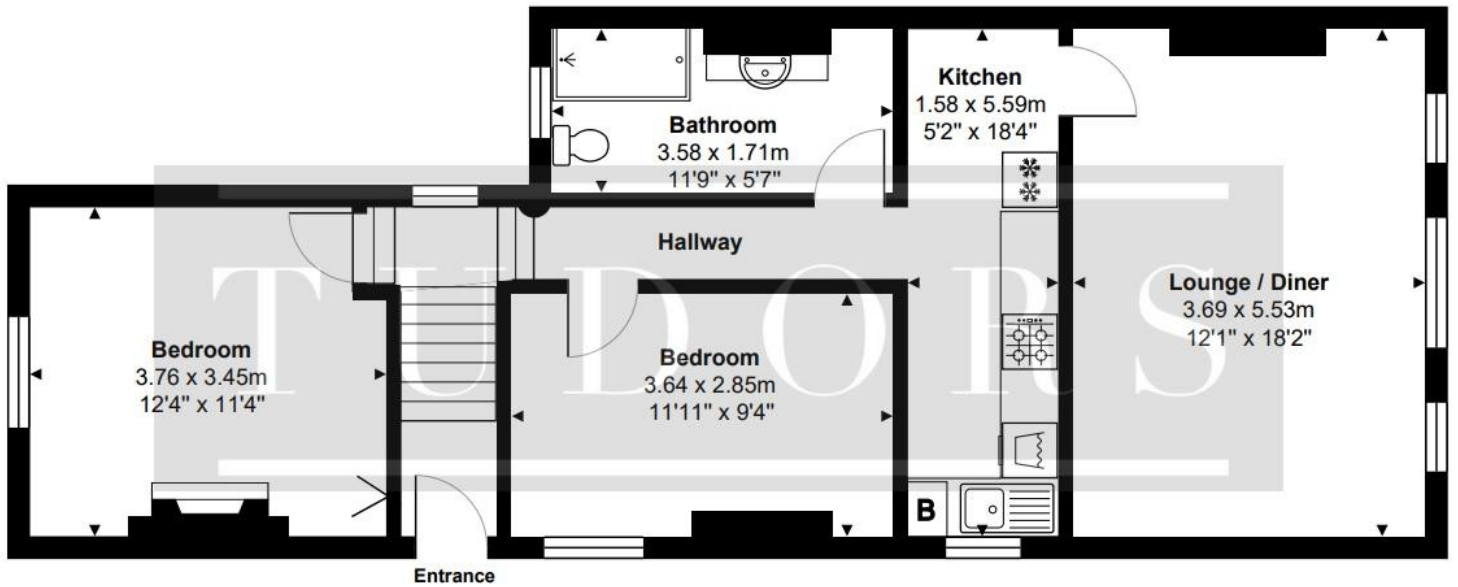
Tudors are pleased to offer for sale this charming two double apartment with private entrance and offering character throughout. The property is located centrally in the heart of East Molesey village, within easy reach of shops, primary schools, River Thames and Hampton Court with its Palace, restaurants, boutiques, cafes and train station – ideal for the commuter, Oyster zone 6. The property benefits from a very long lease of circa 985 years remaining and has recently (within the past year, 2021) benefited by having some improvements including: re-rendered the external building, a new roof (to the rear of the property) and new guttering – also making it ideal as a buy to let investment property.

The property comprises; an entrance hallway with staircase and landing leading to a front aspect southerly facing 18ft living room with wonderful views, a modern kitchen with integrated oven and hob and space for free standing washing machine and fridge/freezer. There are also two impressive double bedrooms (master bedroom with built in cupboard and decorative fireplace) and a large bathroom comprising a white suite.

Other benefits include; double-glazing and gas central heating. (EPC rating: D) Tudor & Co. 0208 224 4020

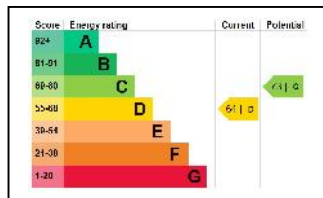
Elmbridge Borough Council = Band C £1.919.00

PROPERTY DETAILS



First Floor

Total Area: 67.7 m² ... 729 ft²
 All measurements are approximate and for display purposes only.



PROPERTY DETAILS



Property information:
Lease remaining: Circa 985 years
Building insurance: Circa £500 annually

PROPERTY DETAILS



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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