

# Walton Road, East Molesey, KT8

£385,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



## Summary:

\*\*\*VIRTUAL TOUR\*\*\* Ivy Gate are delighted to introduce to the market this stunning two double bedroom top floor apartment. Located approximately 1 mile from Hampton Court train station this immaculate home forms part of a newly renovated building consisting of 4 apartments. Comprising: Entrance hallway, large storage cupboard, spacious and open-plan kitchen/reception/study. This great space also benefits from natural light flooding through its many windows with the sleek kitchen coming with integrated appliances. There are also two good sized and beautiful appointed double bedrooms. Finally there is a stylish family bathroom. We believe this bright and beautiful home will appeal to first time buyers keen to get on the market and attracted to the convenient location, investors who will be drawn to the attractive eyelids available or perhaps a down sizers wishing looking for a “turn key” home.

**Top floor Apartment**

**Stunning condition throughout**

**Open-plan kitchen/reception**

**Stylish bathroom**

**LONG LEASE approximately 999yrs**

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TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.

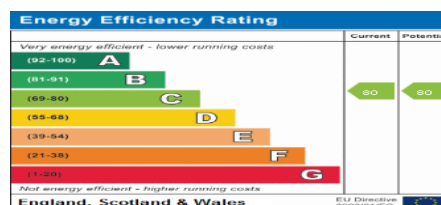
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: D



## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.