



Auction

1 bed flat to buy in KT8

1 Bridge Road, East Molesey, Surrey, KT8
9EP

£250,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bed Apartment
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

A centrally located one bedroom first floor flat, right in the heart of the village with incredible views over Hampton Court Palace, Bridge (River Thames) and Station.

Offered for-sale with no onward-chain, this apartment is excellent value and comes with private outside space in the form of a 7m balcony accessed via double glazed doors from both the living room and the bedroom.

The main entrance with secure entry-phone is via Bridge Road. The communal entrance is freshly decorated with new carpets, and has individual lockable mail boxes. This fresh clean feeling continues into the apartment, taking you into hallway laid with wood flooring. The same wood floor continues throughout into the principal living areas. A lovely feature of the apartment is the bright open-plan kitchen / living room measuring a comfortable 22' 6" x 11' 5" / 6.85 x 3.49m. The shaker style kitchen forms its own space with tiled floor and comes with under-counter lighting, granite work-top with upstands and a full range of integrated appliances to include; oven / hob / extractor, separate microwave, fridge freezer, washer/dryer and dishwasher.

The bedroom is also a good size measuring 15' 2" x 11' 3" / 4.63 x 3.43m with built-in cupboards one housing the water heating system, and also a separate wardrobe to the alcove. Next door is a modern fitted bathroom with white suite, including shower over the bath.

Broad appeal including as a pied-à-terre, first time purchase, or buy-to-let investment - viewing highly recommended

Tenure: 105 years remaining

Ground rent: £300 per annum

Service charge: £2,267 per annum.

EPC: E Council Tax: D

Location: Sovereign House is a Landmark building with its distinctive Victorian facade forming part of the East Molesey (Kent Town) Conservation Area – the first building seen heading over the Bridge from the London Borough of Richmond – facing the River Thames at the junction of Bridge Road and Riverbank, across from the Mitre Hotel. The hustle and bustle of Bridge Road with its independent retailers, pavement cafés, pubs and restaurants are all on the doorstep.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,267.00

Price: Starting Bid £250,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: River

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

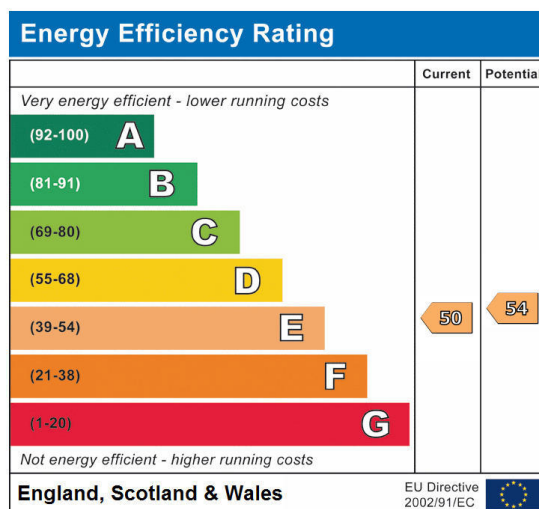
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



1 Bridge Road, East Molesey, Surrey, KT8 9EP

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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