CURCHODS







80A Bridge Road

East Molesey, Surrey, KT8 9HF

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £500,000

Share of Freehold



New 999 Year Lease Upon Completion

A beautifully presented first-floor Victorian conversion apartment, ideally situated just moments from Hampton Court Station and the popular shops, cafés, and restaurants on Bridge Road.

The property combines charming period features with modern living, offering a spacious and welcoming home. The flat is presented in very good condition throughout and benefits from off-street parking.

Offered to the market with no onward chain, this is an excellent opportunity for first-time buyers, downsizers, or investors.





EPC D | Council Tax Band C

Charges:

Service Charge: £600.00 pa

Key Features

- Two-bedroom first floor apartment
- Victorian with Character features
- Modern and immaculate throughout
- Off street parking
- Moments from Hampton Court Station
- No onward chain
- New 999 Year Lease Upon Completion

Location

East Molesey offers excellent transport links, including direct trains from Hampton Court Station to London Waterloo in about 35 minutes, making it ideal for commuters. The area also has well-connected bus routes and road links via the A3 and M25 for easy travel across Surrey and Greater London.

The area features a variety of independent shops, boutiques, cafés, and restaurants, with Hampton Court Village offering local retailers and fine dining. Nearby Kingston upon Thames and Esher provide larger shopping options. Hampton Court Palace adds cultural experiences, scenic walks, and riverside activities.

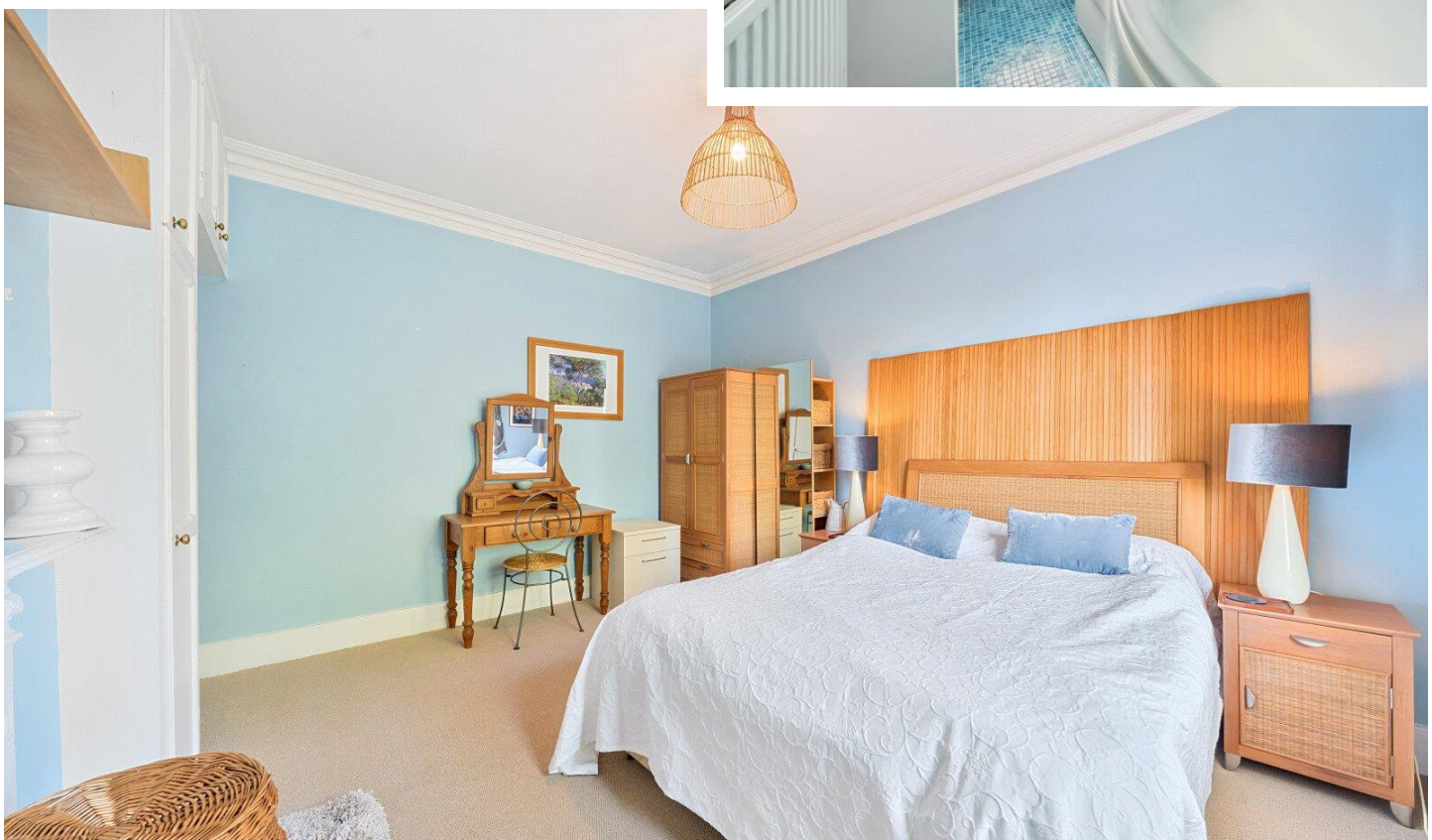
East Molesey is known for its strong schools, both state and independent. Top schools include St. Lawrence and Hurst Park Primary Schools, as well as independent options like Weston Green and The Orchard School. For older students, Esher College provides excellent sixth-form education.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.



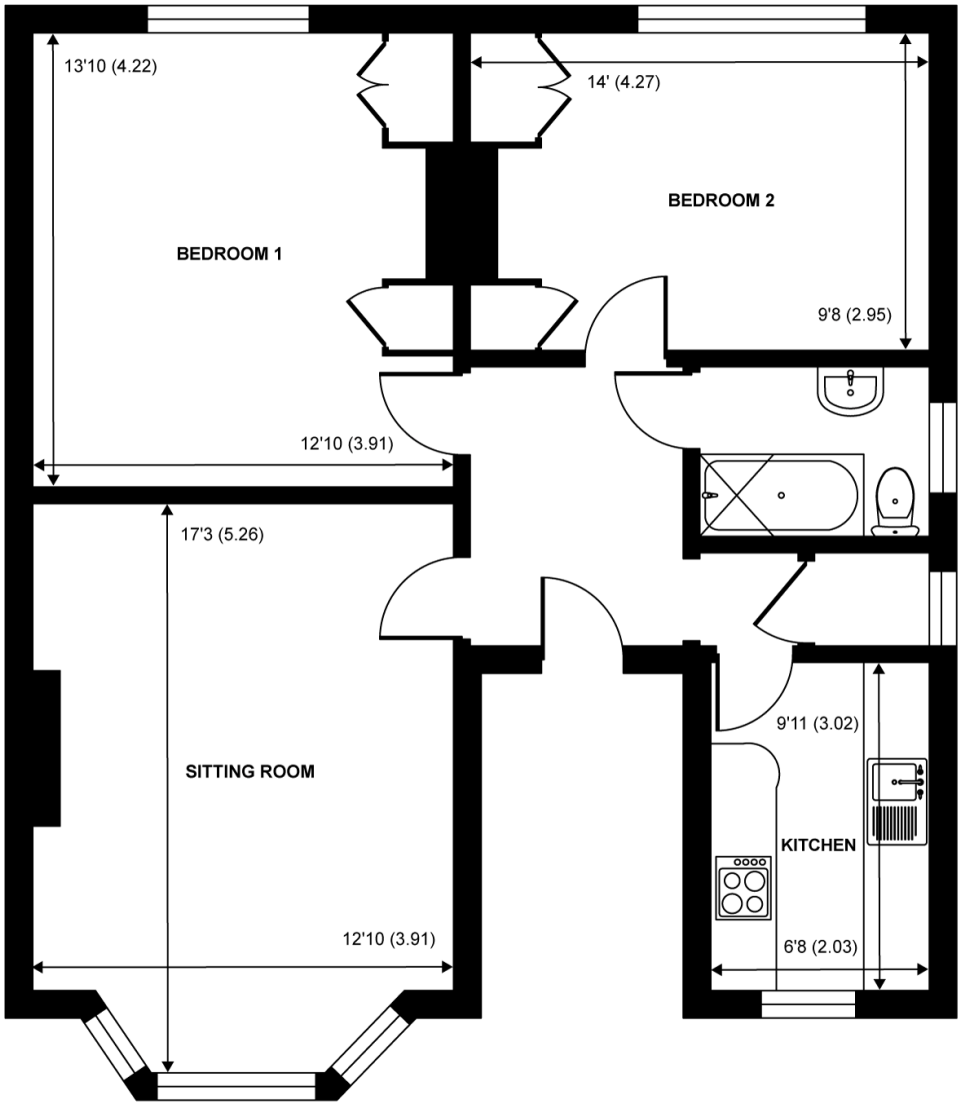




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Approximate Area = 733 sq ft / 68 sq m

For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Simpsons Estate Agents ta Curchods. REF: 1146914

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Reference: CER240003

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