



# SPENCER PARK

Molesey Park Road, East Molesey, Surrey, KT8

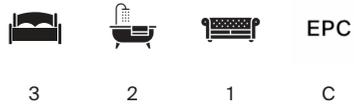




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# A THREE BEDROOM PENTHOUSE APARTMENT

Located in a gated development with a parkland setting conveniently  
located for East Molesey high street.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Share of Freehold



## KEY FEATURES

- \* 500 yards to East Molesey high street
- \* Set in 7 acres of communal grounds
- \* Backing onto the River Mole
- \* Gated development
- \* 1,498 sq ft
- \* 90 ft roof terrace
- \* Two allocated parking spaces
- \* Lift access
- \* Visitors parking











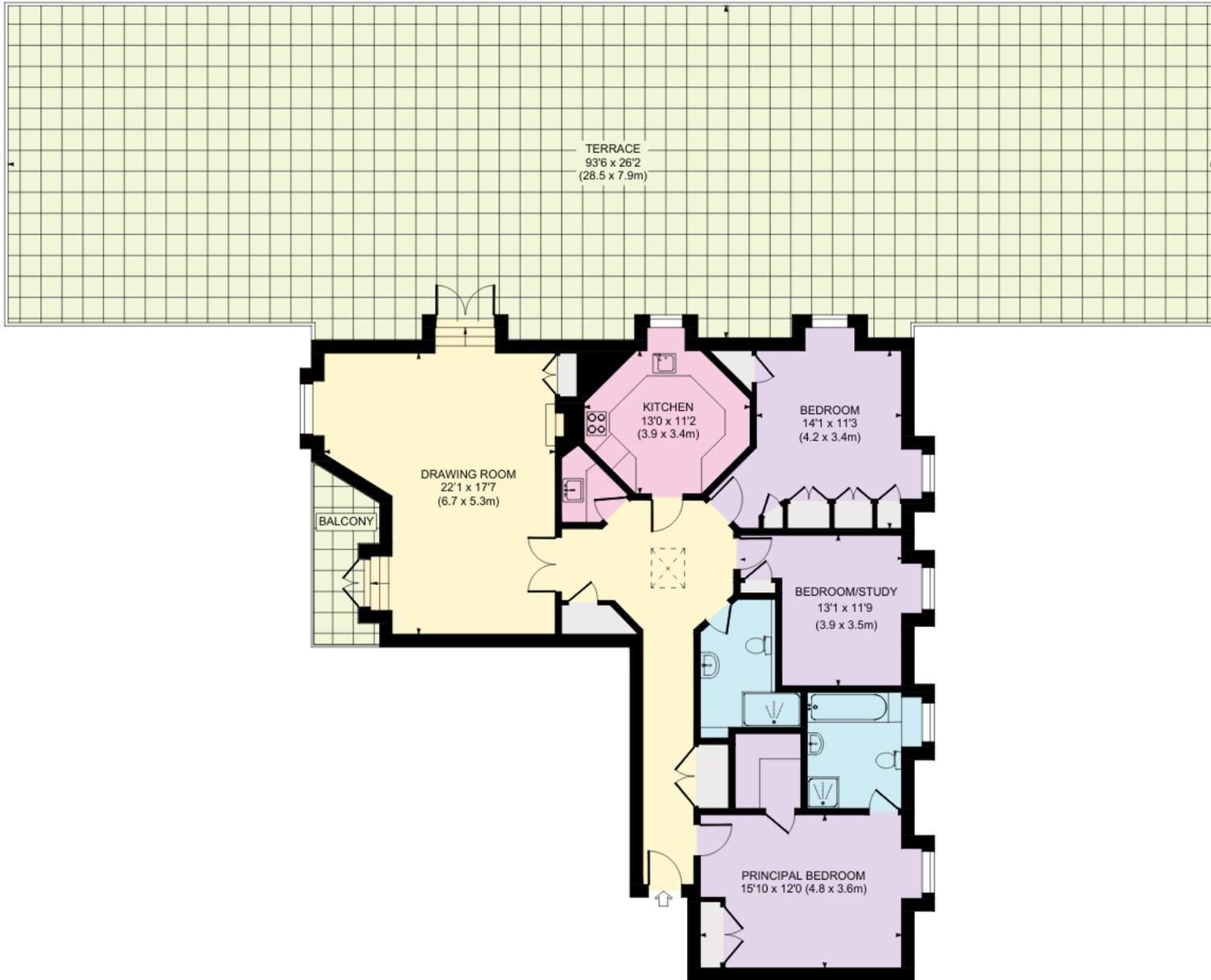
## LOCATION

Molesey Park Road is located close to East Molesey High Street and close to Hampton Court Palace on the banks of the River Thames. The area is well known for its attractive tree lined streets and is close to the local cafes, boutiques, restaurants and amenities on Bridge Road. A larger selection of shops can be found in Kingston upon Thames with its wide range of high street names and department stores. Hampton Court mainline station is within walking distance and provides a regular train service, Surbiton station is also conveniently located providing a fast service, both into Waterloo.



Schooling in the area is exceptional with many options for both state and independent education to include The Orchard Infant School, St. Lawrence Junior School, St. Paul's Catholic College, Tiffins Boys & Girls (all subject to catchment) and Independent Schools to include Weston Green, Twickenham Preparatory, Hampton Court House, Lady Eleanor Holles, Hampton, Surbiton High, Claremont Fan School and ACS Cobham International School. The A3, M25 and M3 are easily accessible providing access to Central London, Heathrow and Gatwick Airports and the South.





Approximate Gross Internal Area = 139.17 sq m / 1,498 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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