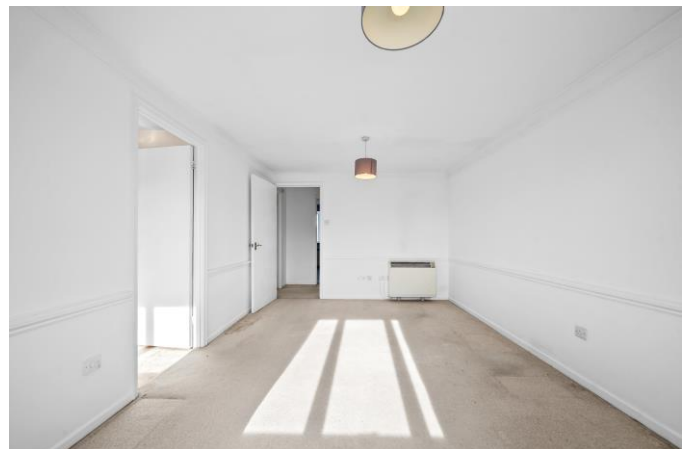
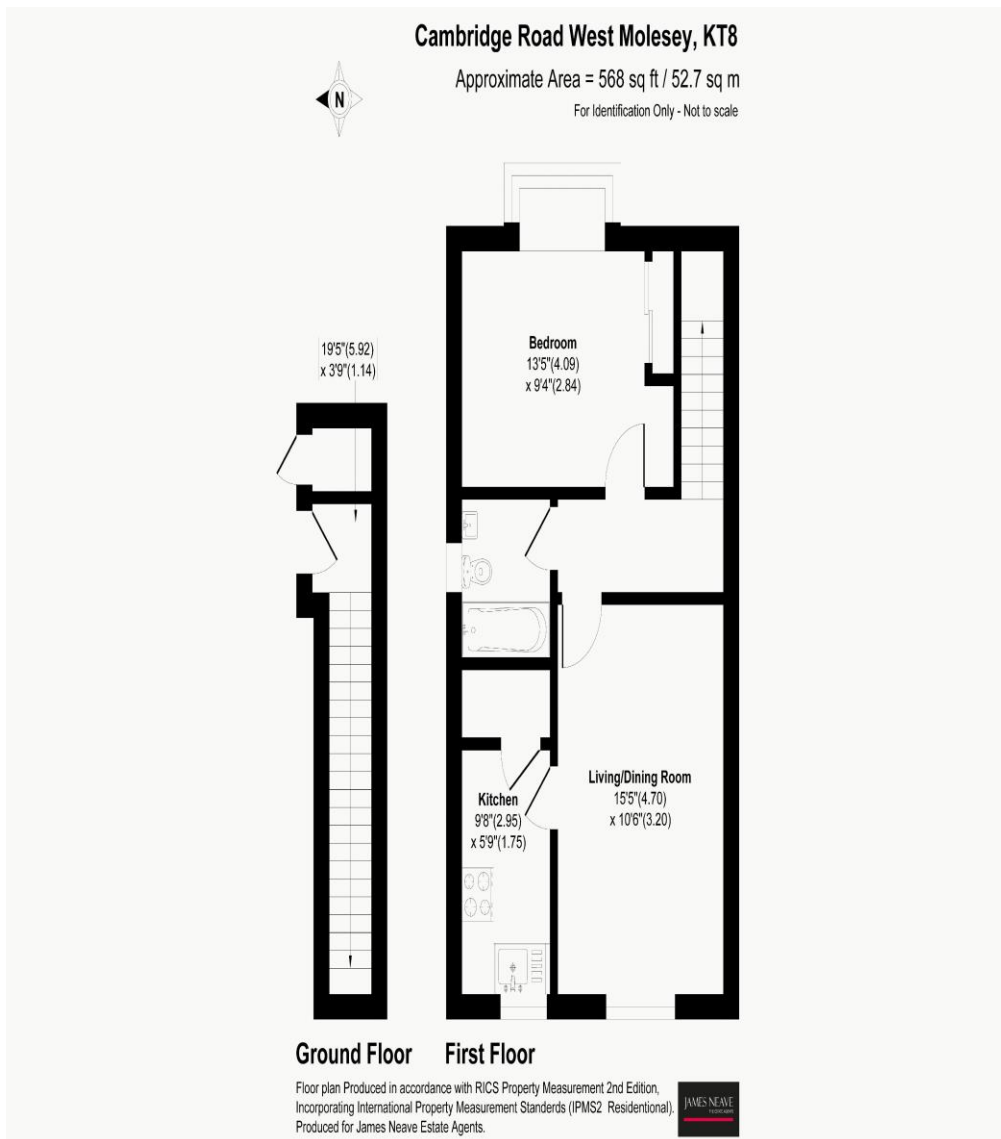




**44 Cambridge Road West Molesey Surrey KT8 2AX**

**£210,000**





Offered for sale with no onward chain, this one-bedroom first-floor maisonette represents an excellent opportunity for first-time buyers or investors alike. The property boasts an impressive long leasehold of over 960 years, providing long-term peace of mind. Internally, the home offers well-proportioned accommodation throughout. The layout comprises a spacious double bedroom featuring built-in wardrobes and a separate living room with a practical offset kitchen. The interior is decorated in neutral tones and benefits from an abundance of natural light, creating a bright and airy feel. While the property requires modernisation, it serves as a fantastic blank canvas for a buyer looking to renovate and add value. Useful additional storage is also available via the loft space. The exterior is equally functional, providing one allocated parking space and a private patch of front garden, which offers highly desirable outdoor space. A further external storage cupboard adds to the property's practicality. Well-located within a popular residential area of West Molesey, the home is situated within easy reach of local amenities and public transport links. EPC Rating



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.