



Farm Road, Esher, Surrey, KT10 8AX



Price £ 289,950 Leasehold

TUDORS are pleased to offer for sale this two double bedroom purpose built first floor apartment with the benefit of its own private balcony. Located in the pleasant and quiet cul-de-sac within easy reach of central Esher, with its range of boutique shops, restaurants and cafes, Waitrose, Tesco, theatre and Everyman cinema.

The property comprises of; an entrance with hallway with storage cupboards, a bright living/dining room with gas fireplace and access to a private westerly facing balcony. There is also a modern kitchen with integrated appliances with ample eye/base level units/cupboards. The hallway also leads to two double bedrooms (master with built in sliding wardrobes) and a bathroom with matching white suite.

Other benefits include; Double-glazing, security entry system, a brick built storage shed and communal gardens.

Ideal for a first time buyer, a buyer downsizing or as an investment purchase. (EPC Rating:).

Elmbridge Borough Council Tax Band C: £ 1,837.00 Viewings are highly recommended via Tudor & Co. 0208 224 4020

Nearby is a children's playground and recreation ground, offering a large green space for dog walking and a family friendly area.

Esher offers exceptional schooling including Cranmere Primary, Esher Church School and Esher High. For the commuter, Esher mainline train station is located within a mile of the property, offering easy access to London. Sandown Park (0.7 mile) provides a racecourse, dry ski slopes and fitness centre. Sports like golf and tennis are locally available. Esher offers countryside strolls, such as on Esher Common a mile of the property, offering easy access to London.

PROPERTY DETAILS

Floorplan and EPC to be added

Service information:

125 years from 1989: 89 years unexpired.

Service charge: £92.00 per month

Ground rent: £10.00 per annum

Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included in any sale. Where shown, details of lease, ground rent & service charge are provided by the vendor & their accuracy cannot be guaranteed as the information has not been verified. Due to the enforcement of the property mis-description act, effective from April 1993, purchasers should make their own enquiries and ascertain that all services and appliances referred to in this sales particulars are in working order - where appliances, including central heating, are mentioned, it cannot be assumed that they are included & are in working order as they have not been tested.

TUDORS

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