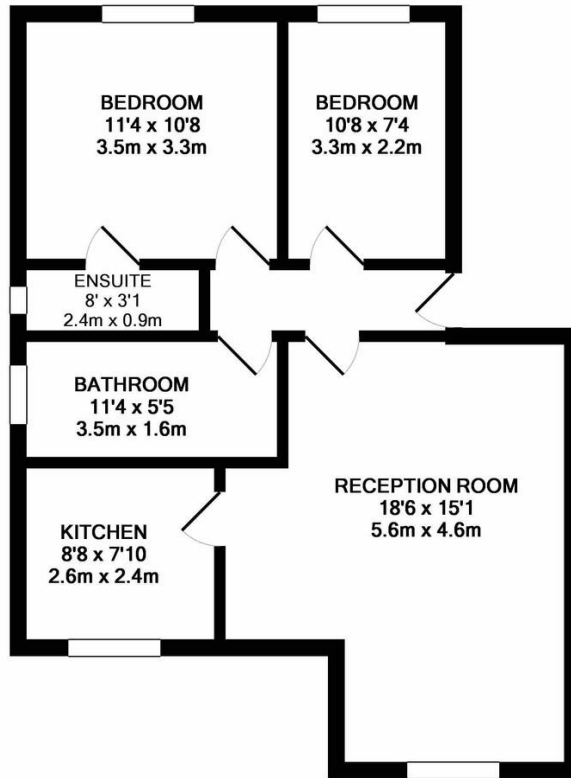




Esher

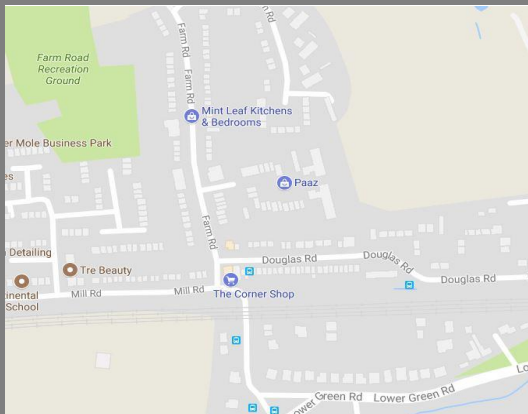
Offers in Excess of £300,000

A smartly presented two double bedroom apartment set in a highly desirable secure and gated development. Internally the property offers an open plan living area with space to dine, modern fitted kitchen, two double bedrooms and two bathrooms (en-suite to master). Other added benefits include allocated parking for one car, loft access and secure entry phone system.



SHERRIFF CLOSE, ESHER KT10
 TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location:

From our office proceed up the high street turning right into Church Street continue straight into Esher green and follow onto More Lane, Continue on More lane and when it bends to the right turn left continuing under the railway bridge then take the first right into Farm Road follow the road up and on the right-hand side is Sherriff Close development.

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us – especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	