



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Manor Road North, Esher, KT10 0AW

Retirement property exclusively for those aged 60 and over. A spacious one-bedroom first floor corner apartment, set within a modern, highly regarded retirement development. Located within walking distance of the Hinchley Wood shops and station, with regular buses to Kingston close by. The many benefits include a good-sized living room with sitting and dining space. A sleek contemporary fitted kitchen with appliances. A generous double bedroom and a modern fitted shower room with a large walk-in shower. There is a property warden, a comfortable resident lounge, communal laundry and a communal garden. Parking on a first come, first served basis. Council tax band D. The lease is 91 years, we are informed the service charge is £2942 pa and the ground rent £510 pa. Sold with no onward chain.

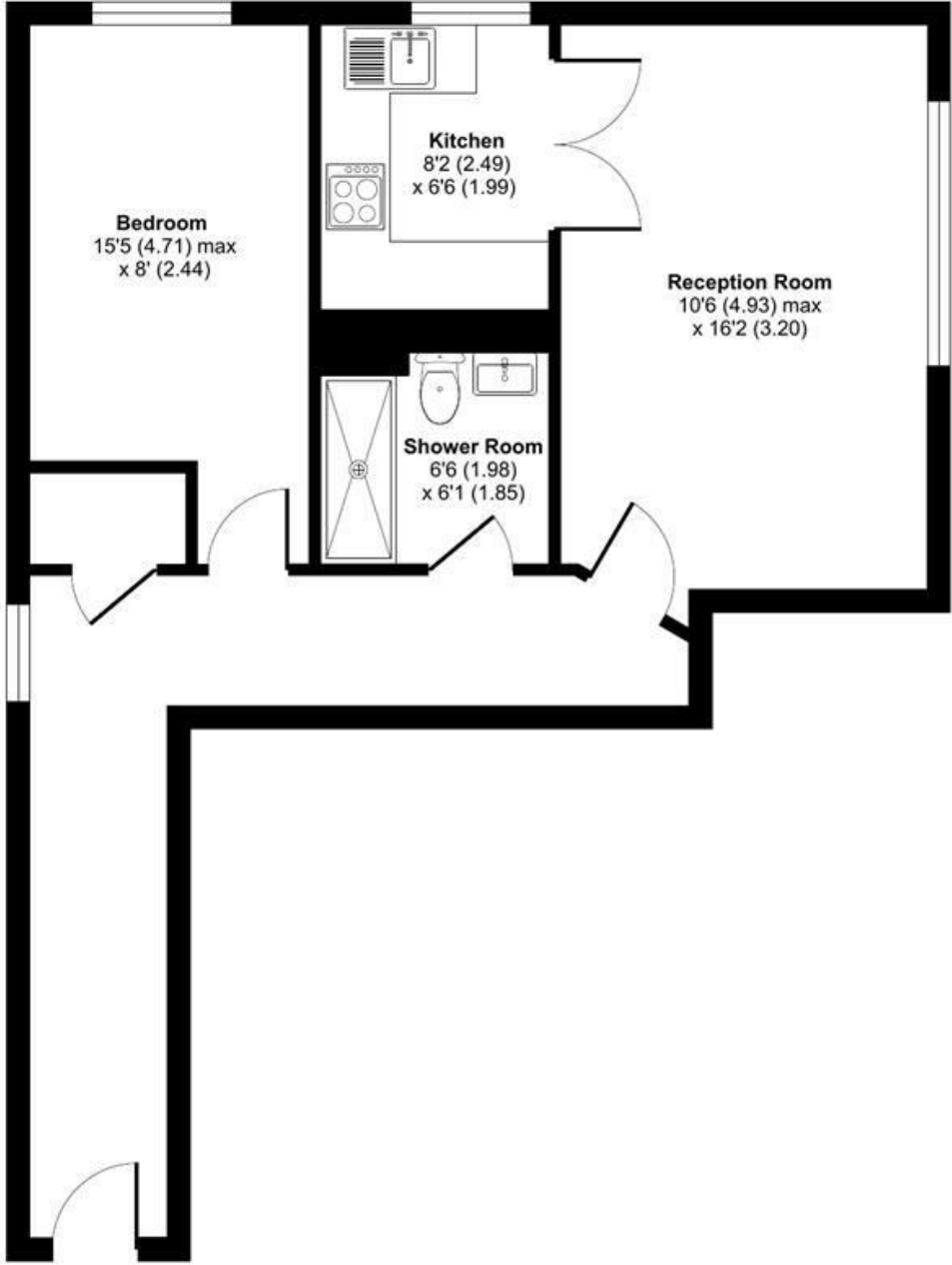
Guide Price £180,000 Leasehold

EPC Rating: B

Manor Road North, Hinchley Wood, Esher, KT10

Approximate Area = 539 sq ft / 50 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1353210

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
81	83	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		