



**4 Old Farm Court Farm Road Esher Surrey KT10 8AU**

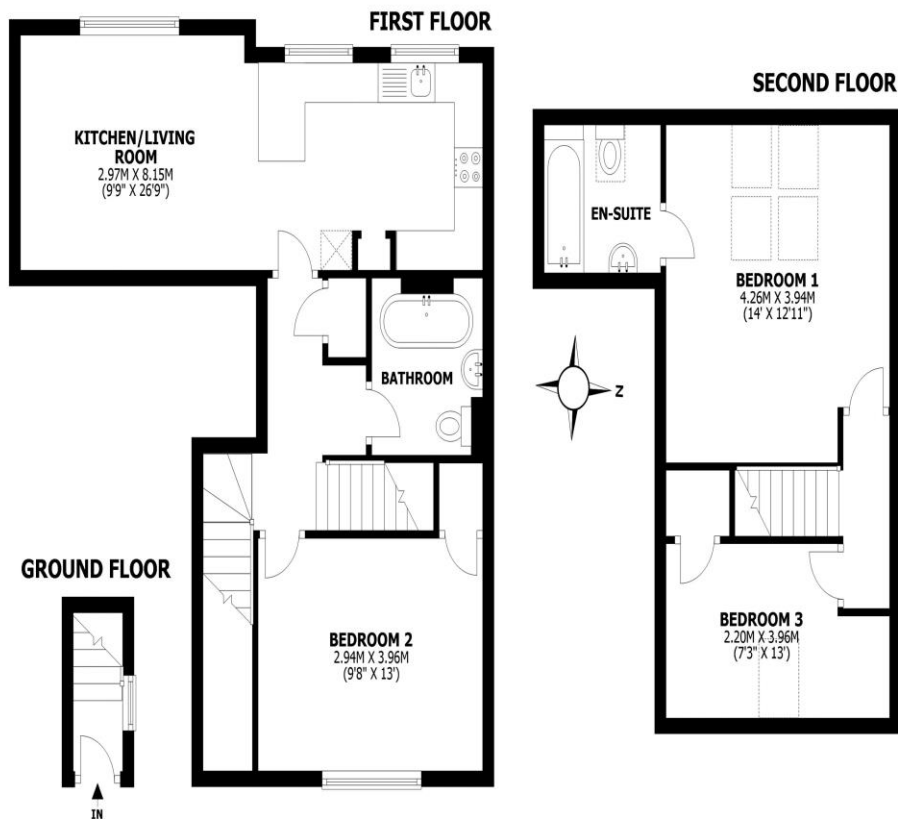
**£360,000**





## Old Farm Court, Farm Road, Esher, KT10

Total area: approx. 86.9 sq. metres (935.4 sq. feet)



This floorplan is for illustrative guidance only and is not to be drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A spacious duplex apartment offering three bedrooms and two bathrooms across two floors of living space. Benefiting from a newly renewed leasehold upon completion. Internally this is a fabulous home with a lovely feel to it. The current owners have updated and improved and there is plenty of space to enjoy. Being a maisonette, you enter the property via your own private front door on the ground floor with a staircase up to the first. On this floor you have an open plan living room kitchen and a further room that is suitable as a bedroom or additional reception room. There is also a bathroom which has been recently updated. The kitchen is a good size and larger than expected for a property of this nature in our opinion. There is plenty of cupboard and worksurface space and there is also an integral dishwasher. As we go upstairs, we have a further two bedrooms. The smaller of the three rooms is currently used as a home office, it's a compact space but very usable and benefits from built in storage. The main bedroom is a lovely room with a feature Velux window arrangement and an en-suite shower room. The home has electric heating and there is double glazing throughout.

Externally you benefit from one allocated parking space in the resident's car park and there is a communal garden area for residents to enjoy. The block is located in this popular residential area of Esher, not far from the town centre and the popular Sandown Racecourse. Esher Train Station is just under a mile away. The leasehold for this home will be extended as part of the sale giving you a newly extended leasehold upon completion. EPC TBC.





**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.