



**Talbot Lodge West End Lane Esher Surrey KT10 8NE**

**£165,000**



**Talbot Lodge, West End Lane, Esher, KT10**

Total internal area: approx. 44.2 sq. metres (475.6 sq. feet)



This floorplan is for illustrative guidance only and is not to 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 lovely one-bedroom retirement apartment, set on the first floor of this popular development within West End Village, close to both Esher and Hersham. Internally this is a lovely home with good size rooms and a nice neutral decor. The bedroom is a good double room. There are two cupboards in the hallway giving plenty of storage space. The bathroom is wet room style with easily accessible features. The living room is a lovely room with dual aspect windows giving plenty of natural light. The kitchen and living room are separate rooms and the kitchen is a nice size with plenty of worktop and storage. The block itself is well maintained and managed and designed for the over 60's. There are pleasant communal areas and gardens. There is also a residents car park also with visitor spaces. Ideally located within West End Village just moments from local greenery, the popular Garsons Farm and Prince of Wales pub. A beautiful location with everything on your doorstep. EPC Rating C.





**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.