



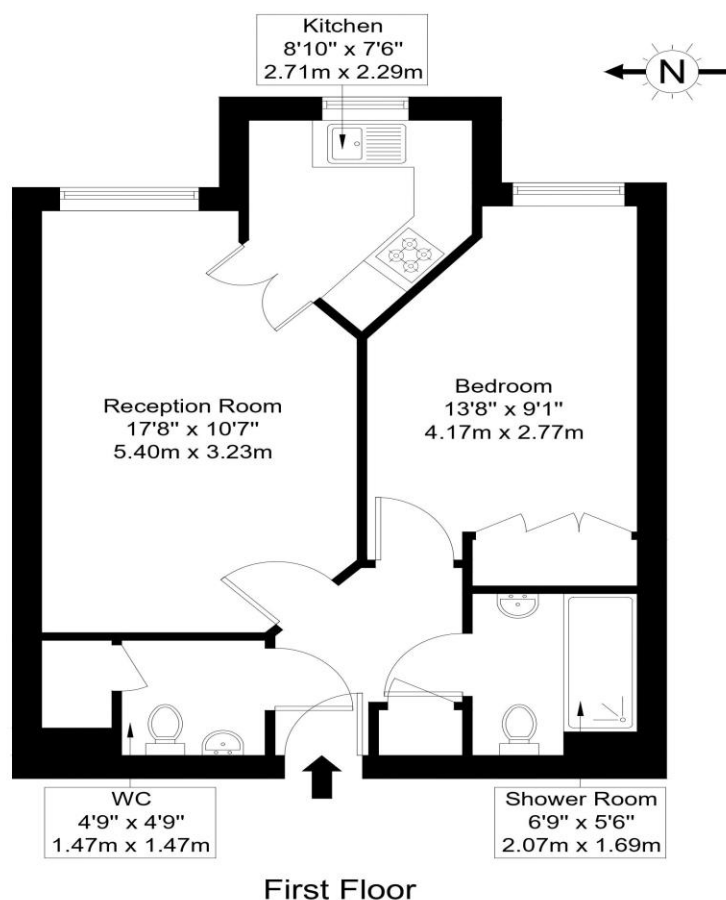
Flat 29 Royston Court, Manor Road North, Hinchley Wood, KT10 0AF

£189,950



Manor Road North, KT10 0AF

Approx Gross Internal Area = 45.3 sq m / 488 sq ft



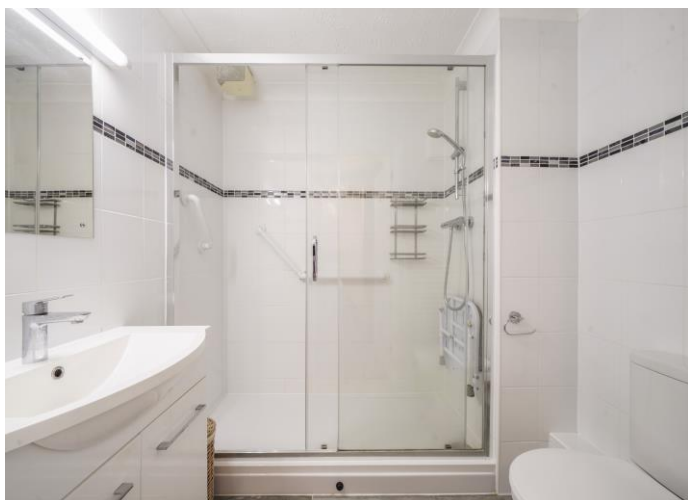
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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Offered with no onward chain, this first-floor one-bedroom flat sits within a well-maintained development for residents aged 60 and over. Recently redecorated, the property is in good condition and enjoys a calm, attractive outlook. The layout includes a living room with space for both seating and dining, an adjoining kitchen, a generous double bedroom with fitted wardrobes, a modern shower room, an additional WC, and useful storage. A lift serves the building for easy access. Set within extensive private gardens and accessed via a quiet private road off Manor Road North, the development offers a quiet and secluded lifestyle. Local conveniences are just 0.2 miles away, with a good selection of shops arranged along a small parade and around a village-style square, including a bakery, butcher, chemist, GP surgery, small supermarket, post office, newsagent, and other services. Hinchley Wood also benefits from strong transport links, with frequent buses to Claygate, Esher, Surbiton, and Kingston, as well as fast rail services to London from Hinchley Wood Station. The development provides residents with on-site parking, a laundry room, a refurbished lounge with new furnishings, a guest suite, and an on-site manager. 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.