



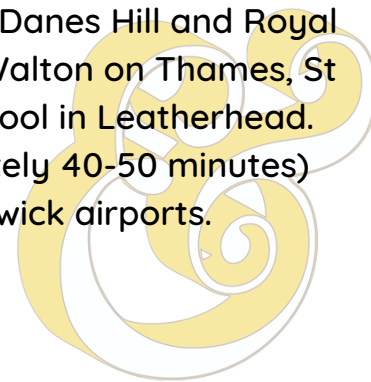
11 Carrington Place, Esher Park Avenue, Esher, Surrey, KT10 9SF
Guide Price £795,000 Share of Freehold

SUPERB & IMMACULATE SPACIOUS APARTMENT IN AN EXCLUSIVE PRIVATE RESIDENTIAL LOCATION, WITHIN WALKING DISTANCE OF TOWN CENTRE

Communal reception hall - Private reception hall - Double reception room - Fully fitted kitchen/breakfast room
Principal bedroom with en suite bathroom - Bedroom 2 - Family bathroom - Private balcony - Lift access
Secure underground parking - Beautifully maintained communal garden and grounds
Service charge & maintenance: £4,000 per annum
Insurance: £500 per annum (approximately)
Council Tax band: G

This superb and immaculate second floor apartment is situated in one of Esher's most prestigious, highly sought-after private residential locations. Within walking distance of the town centre, which boasts an eclectic range of boutiques, stores and international restaurants as well as a cinema and convenience shopping outlets, the apartment offers bright and spacious accommodation. There are coved ceilings, a fully fitted kitchen with space for a breakfast table, French doors to a lovely private balcony from the double reception room, a fully tiled master en suite bathroom and a second bathroom, lift access, well-maintained communal grounds and secure underground parking.

Beautiful Claremont Park in Esher and Painshill Park in Cobham are nearby as is the River Mole, Sandown Park Racecourse and a variety of leisure facilities. Schooling in the area is excellent and includes Claremont Fan Court and Milbourne Lodge schools in Esher, the ACS International School, Reeds School, Notre Dame, Parkside and Feltonfleet schools in Cobham, Danes Hill and Royal Kent Primary School in Oxshott, Walton Oak School, Danesfield Manor School and Ashley Primary School in Walton on Thames, St George's School and College in Weybridge, and a little further away are Downside School and St John's School in Leatherhead. Esher mainline railway station is nearby with regular services to London Waterloo and Victoria (approximately 40-50 minutes) whilst the A3 and M25 motorway are within easy reach, leading to central London, Heathrow and Gatwick airports.







Esher Park Avenue

Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft
(Excluding Boiler Room)



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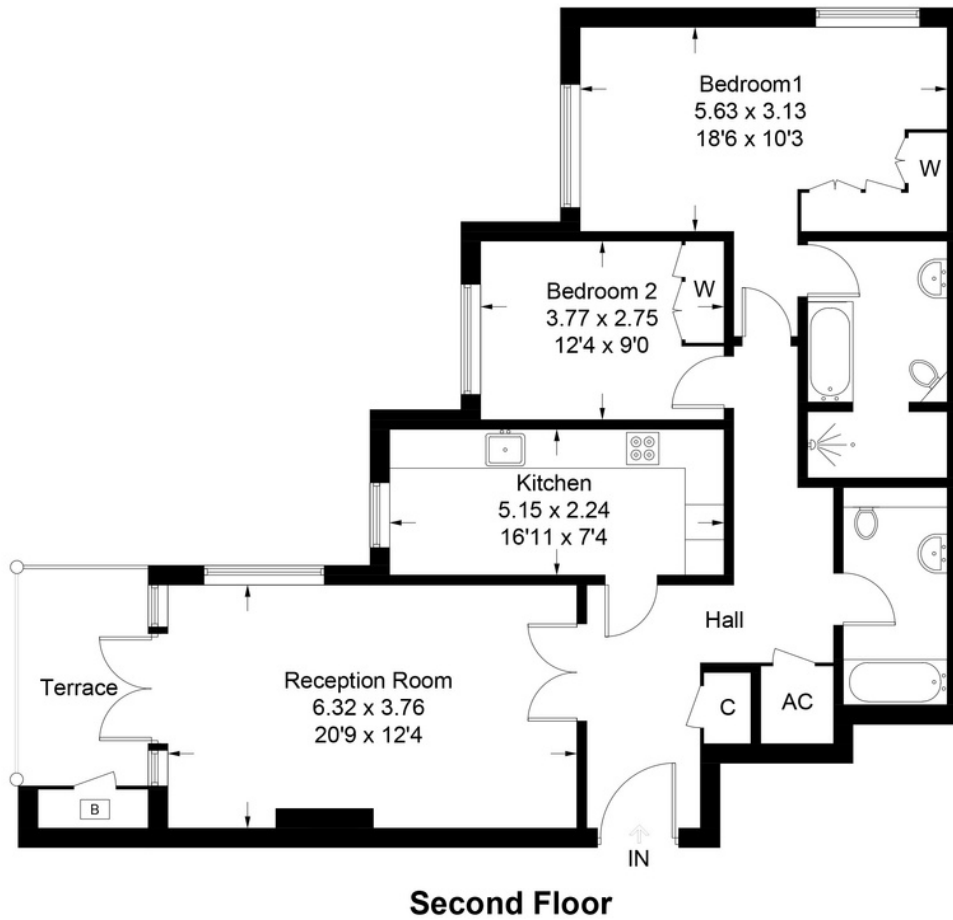


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID349685)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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