



25 Sherriff Close, Esher, Surrey, KT10 8AT
Guide Price: £310,000 Share of Freehold



A BEAUTIFULLY PRESENTED AND SPACIOUS FIRST FLOOR FLAT IN A POPULAR
GATED LOCATION, WITHIN EASY REACH OF THE TOWN CENTRE AND RAIL STATION

**Communal reception hall - Private entrance hall - Living room - Fully-fitted kitchen with integrated appliances
2 double bedrooms (1 en suite) - Modern bathroom - Allocated parking - Visitor parking
Lease: 110 years - Council Tax band: D - Service Charge: £1,500 per annum**

This well-presented first floor flat is situated in a popular residential gated development and is within easy reach of Esher's eclectic town centre and rail station. Offering bright and spacious accommodation, the property benefits from a fully-fitted kitchen with integrated appliances, two double bedrooms with an en suite to the principal bedroom and an impressive bathroom.

Outside, Sherriff Close is accessed via electric gates and there is an allocated parking space with the property, as well as visitor parking. The communal grounds are well-maintained and there are lovely views over nearby fields.

Esher

The mainline rail station has regular services to London Waterloo (approximately 40 minutes).

The A3 is within a short driving distance providing access to London, the M25 and motorway network, Heathrow and Gatwick airports, and the South Coast.

An excellent choice of schools including Cranmere Primary School, Esher Church School and Esher High School, Milbourne Lodge, Claremont Fan Court School and ACS International School nearby.

Leisure amenities include Claremont Park, RHS Garden Wisley, Royal Botanical Gardens Kew, Sandown Racecourse and Painshill Park nearby.

An eclectic range of boutiques, international cuisine restaurants, wine bars and cosmopolitan cafes.

High street names and department stores in nearby Kingston-upon-Thames and Guildford.

Cobham : 5 miles • Oxshott : 3.5 miles • Central London : 18.5 miles • Heathrow : 25 miles • Gatwick: 27 miles
Kingston-upon-Thames : 5 miles • Guildford : 15 miles (all distances are approximate)



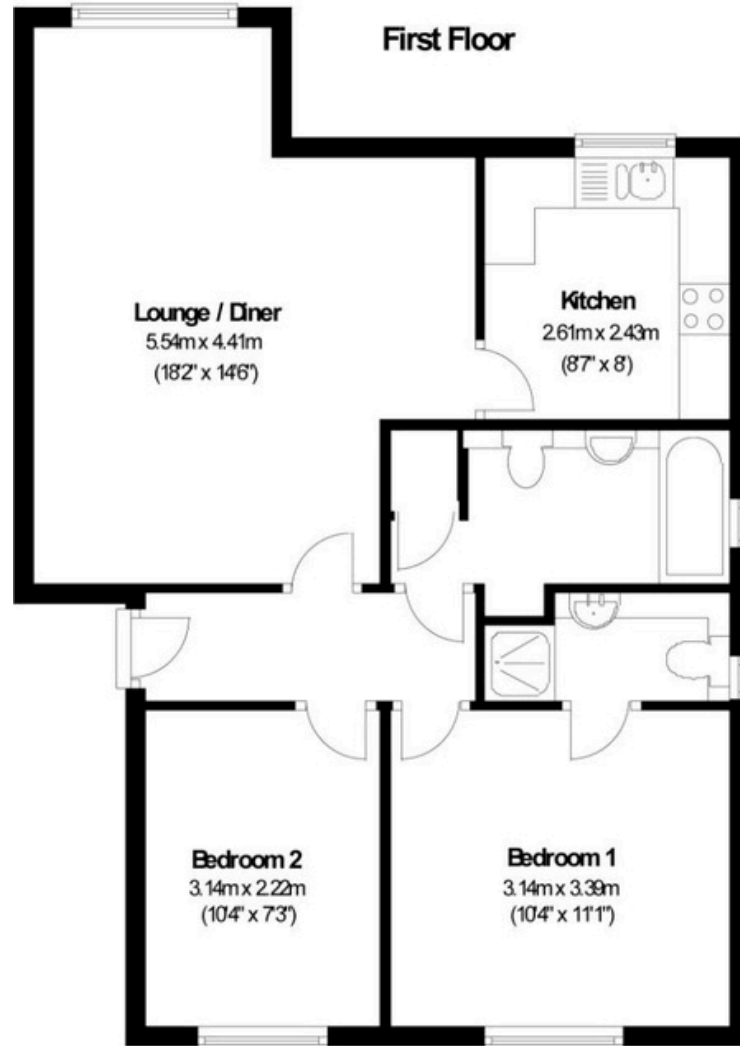




Total area: approx. 58.6 sq. metres (631.0 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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