



4 Carrington Place, Esher Park Avenue, Esher, Surrey, KT10 9SF
Guide Price: £715,00 Share of Freehold

IMMACULATE AND SPACIOUS APARTMENT WITH SUPERB TERRACE IN ONE OF ESHER'S MOST PRESTIGIOUS PRIVATE ROADS, WITHIN WALKING DISTANCE OF THE TOWN CENTRE

**Communal reception hall - Double-aspect living room with access to terrace - Fully-fitted kitchen with range of integrated appliances
2 bedrooms - Luxury family bathroom - Stylish shower room - South-facing full-length terrace with access to communal garden - 2
allocated parking spaces in a secure underground garage - Lift to all floors - CCTV
Council Tax band: G - Service charge: £4,500 per annum**

Located in one of Esher's most prestigious and sought-after residential roads, yet within walking distance of the town centre, is this magnificent ground floor apartment that benefits from a superb south-facing full-length terrace, which is part-covered for all-year-round use, with access to the communal garden. Beautifully refurbished by the current owners, the property offers spacious and flexible accommodation. The stunning double-aspect living room has a lovely bay window and opens out onto the full-length paved terrace, where you will find ample space for a table and chairs, as well as a storage room.

The colourful fully-fitted kitchen is perfect for today's cosmopolitan living. Its elegant Norwegian granite work surfaces complement the décor and a range of integrated appliances leave you wanting for nothing. A double principal bedroom looks out over the terrace through a charming bay window, while a further bedroom offers plenty of sleeping space. A thoroughly modern luxury family bathroom is light and spacious, and blends with a stylish shower room complete with a fully tiled walk-in shower.

Secluded communal gardens and grounds bring a peacefulness to the property with the added reassurance from CCTV. There is a lift to all floors, including the underground garage where you will find two allocated parking spaces and additional storage space.

Esher

The mainline rail station has regular services to London Waterloo (approximately 25 minutes for a fast train or 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.

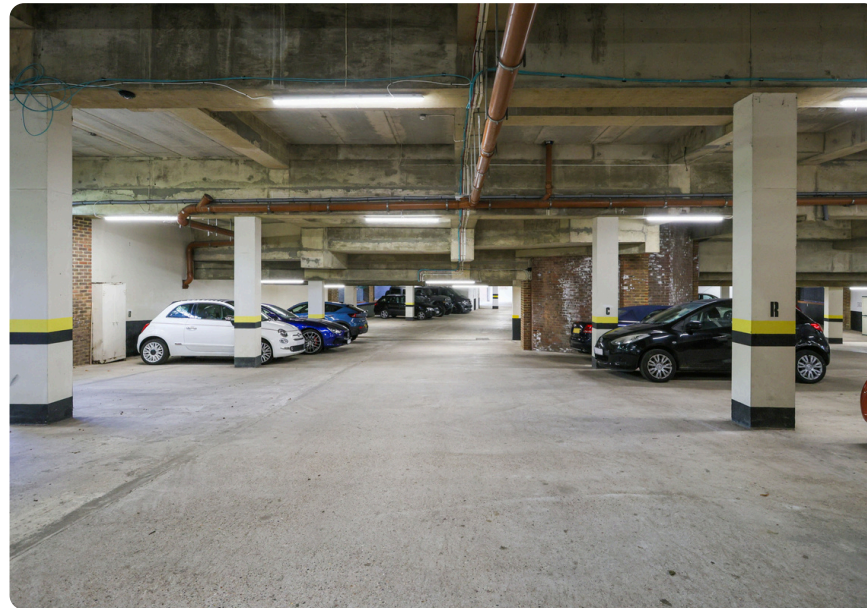
High street names and department stores in nearby Kingston-upon-Thames and Guildford.

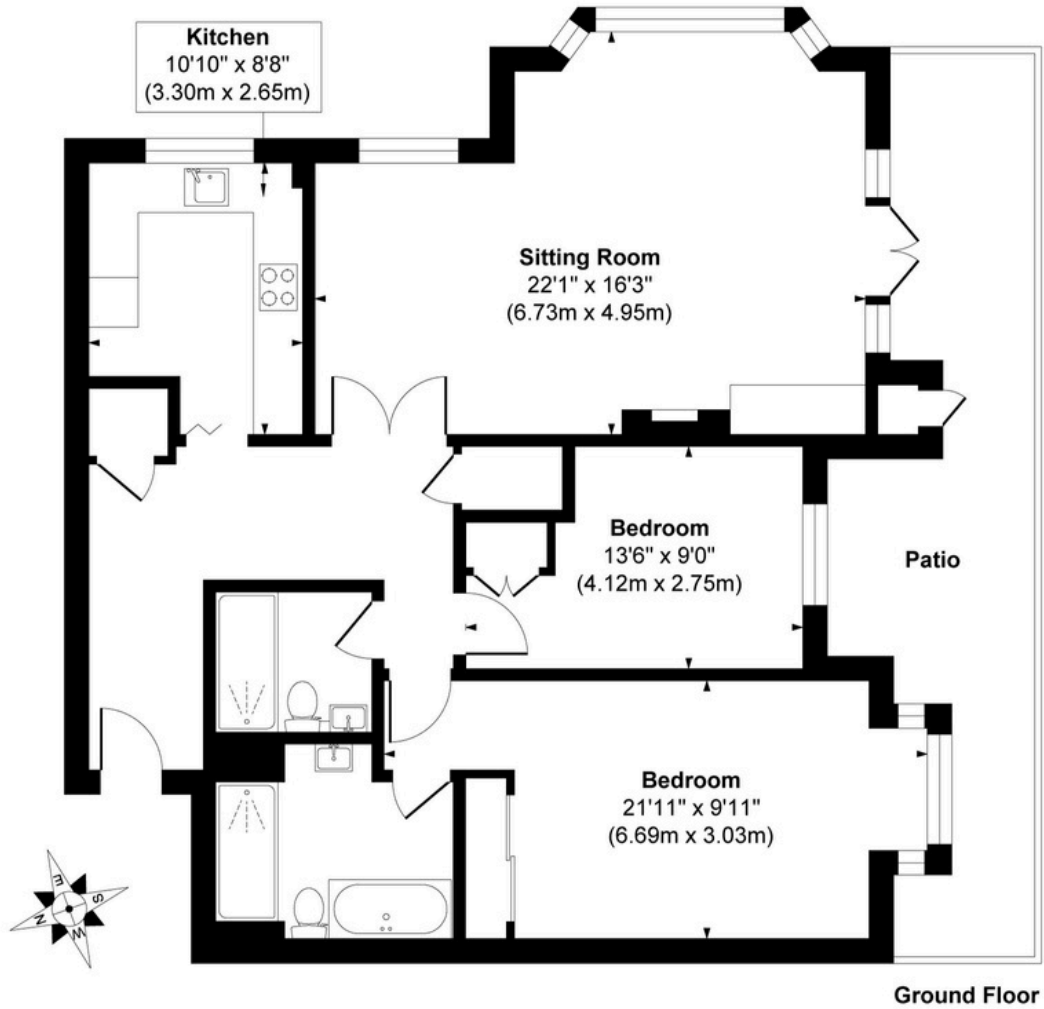
Cobham : 5 miles • Oxshott : 3.5 miles • Central London : 18.5 miles • Heathrow : 25 miles • Gatwick: 27 miles
Kingston-upon-Thames : 5 miles • Guildford : 15 miles (all distances are approximate)











Approximate. Gross Internal Floor Area 983 sq. ft / 91.40 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

1. Particulars. These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Elizabeth Hunt & Associates Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Elizabeth Hunt & Associates Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller ("seller") or lessor ("lessor"). 2. Photos, etc. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximately only. 3. Regulations, etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT. The VAT position relating to the property may change without notice. Particulars dated September 2024. Photographs and floorplan dated September 2024. Elizabeth Hunt & Associates is a limited company registered in England with registered number 07434343. Our registered office is Meadows, Calvert Road, Effingham, Surrey, KT24 5SR.



Elizabeth Hunt & Associates Ltd
 Meadows, Calvert Road
 Effingham, Surrey, KT24 5SR

Please note: whilst every care has been taken in preparing these particulars, details have been supplied by the Vendor/Agent. Elizabeth Hunt & Associates Ltd cannot be held responsible for any misstatement, error or omission.