



**RAWLINSON  
&WEBBER.**

Farm Road, Esher  
Asking Price £259,950 Freehold







First Floor Apartment

Total Area: 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Property Description

Discover this two double bedroom, 1st floor apartment situated in Farm Road, Esher. The surrounding area offers a range of amenities, including local shops, schools, and recreational facilities. Esher High Street is within a short distance, providing various dining and shopping options. Esher Station with regular trains to London Waterloo is also within easy reach. The locality is also known for its green spaces and proximity to attractions such as Sandown Park Racecourse.

Featuring an entrance hallway with cupboard space, a spacious kitchen with ample storage and space for utilities, a lounge/dining room with fireplace and balcony - providing essential private outdoor space. There are two generous size double bedrooms with the principal bedroom benefiting from built-in wardrobes. A bathroom is shared between the two. The development also offers ample off-street parking on a first come, first serve basis, a large communal garden and a private external individual secure storage cupboard, owned by the apartment.

Offered with no onward chain and a new lease, this property presents a fantastic opportunity for the right buyer to modernise and make it their own.

## Features

- 1ST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- LOUNGE
- KITCHEN
- FAMILY BATHROOM
- PRIVATE BALCONY
- EXTERNAL STORAGE CUPBOARD
- COMMUNAL GARDENS
- UNALLOCATED OFF-STREET PARKING
- NEW LEASE

EPC Rating:

C

Council Tax Band

C



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		