



**RAWLINSON
&WEBBER.**

Firs Close, Claygate, Esher
Offers In The Region Of £250,000 Leasehold

RAWLINSON

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Property Description

Situated within The Firs, a sought-after development in the very heart of Claygate village, this well-presented two-bedroom, one bathroom ground-floor apartment offers both comfort and convenience for those aged 55 and over.

The property extends to approximately 706 sq. ft. and boasts a bright and spacious living room with a charming bay window, a good-size fitted kitchen with ample storage and worktop space, two well-proportioned bedrooms, and a bathroom with both bath and shower. Additional storage cupboards are conveniently located off the entrance hallway.

Residents of The Firs enjoy a welcoming and secure environment, with access to a residents' lounge, a residential manager, laundry facilities, resident and guest parking, and beautifully maintained communal areas.

Leasehold Information:

Shared Ownership (70%) / PA Housing (30%) - No Rent Payable

Ground Rent: Approx. £10.00 pa

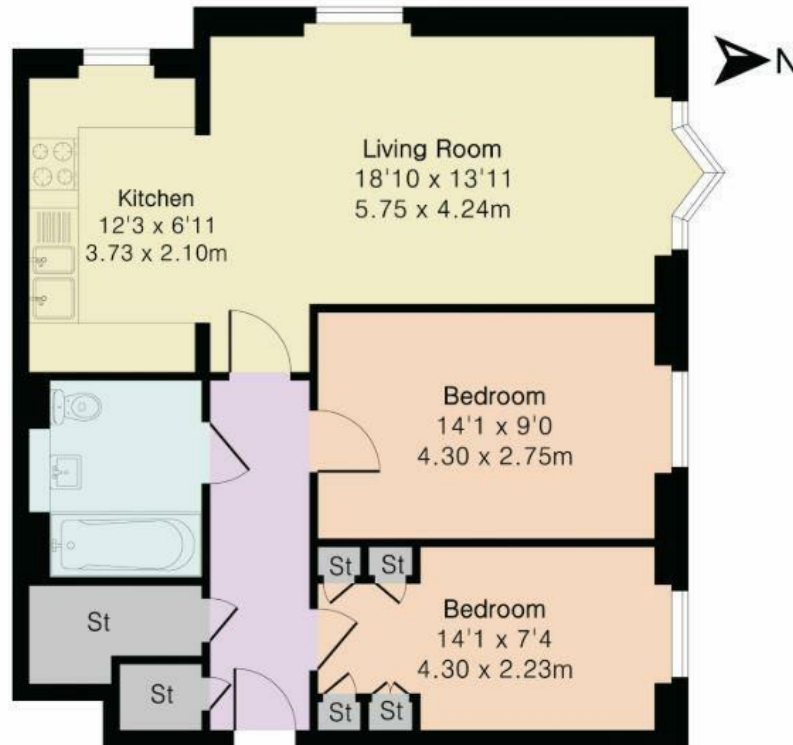
Service Charge: Approx. £4,224.00 including utility bills

This charming flat at The Firs offers the perfect opportunity for those looking for a low-maintenance, sociable, and well-connected home for the over 55's in one of Surrey's most desirable village locations.

Features

- SHARED OWNERSHIP (70%)
- 55'S & OVER
- GROUND-FLOOR APARTMENT
- 2 BEDROOMS
- LOUNGE
- KITCHEN
- FAMILY BATHROOM
- COMMUNAL LOUNGE & GARDENS
- RESIDENTIAL & GUEST PARKING
- NO ONWARD CHAIN

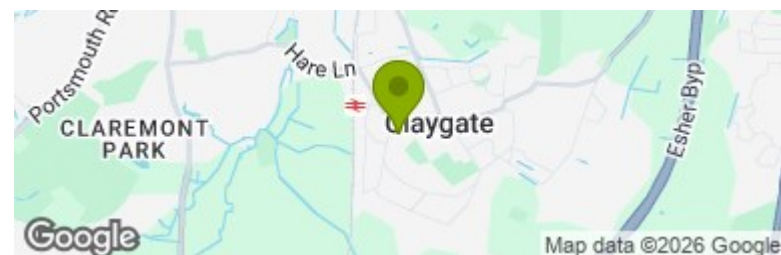
Approximate Gross Internal Area 706 sq ft - 66 sq m



Ground Floor

Council Tax Band c

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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	