

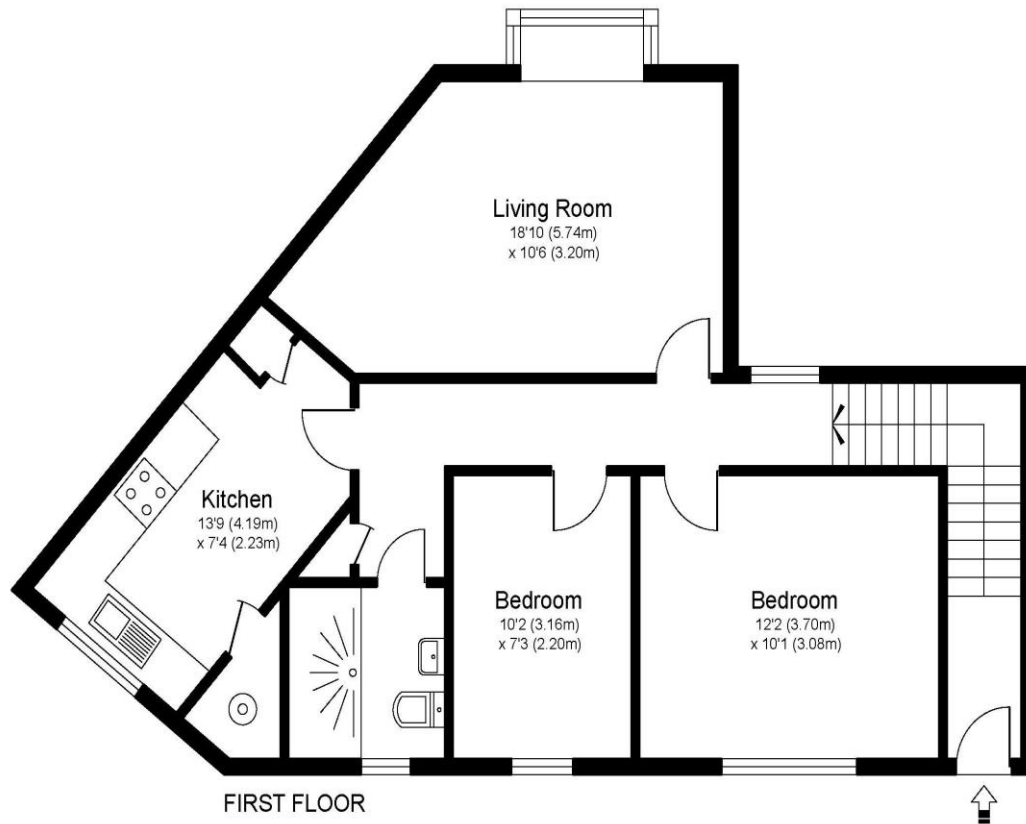


30 Talbot Lodge, West End Lane, Esher, Surrey, KT10 8NE

£235,000



TALBOT LODGE, ESHER, KT10



Approximate Gross Internal Floor Area: 63 m sq / 675 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For sale with no onward chain, a well-presented two-bedroom, first-floor retirement apartment, situated within this well-maintained development exclusively for residents aged 60 and over. The property benefits from its own private entrance and offers well-proportioned accommodation throughout, including a modern kitchen and contemporary bathroom. The development is particularly attractive, featuring beautifully maintained communal gardens and well-kept shared areas, creating a peaceful and welcoming environment for residents.

Residents also benefit from a dedicated residents' car park, as well as additional visitor parking. Ideally positioned for easy access to both Esher and Hersham villages, the apartment is on the doorstep of the vibrant and friendly West End village community, centred around its beautiful cricket green and picturesque pond, with a thriving local pub providing a welcoming hub for residents and visitors alike. There are also several pleasant green spaces within walking distance, together with the popular and much-loved Garsons Farm, making this an appealing location for those looking to enjoy a peaceful yet well-connected lifestyle.

EPC Rating C



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.