



33 GIBSON COURT

MANOR ROAD NORTH, ESHER, KT10 0AW

**& RICE
ROMAN**

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First floor apartment with south facing aspect and views over the beautiful communal gardens in the age specific development of Gibson Court, Hinchley Wood.

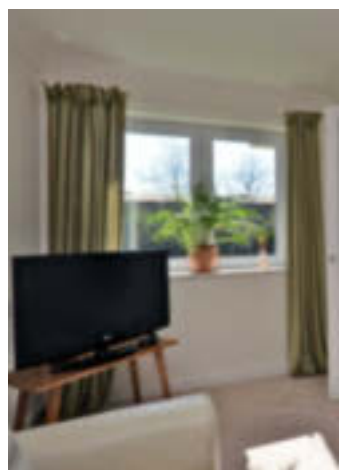
£240,000

EPC Rating B

- **Exclusively for those aged 60+**
- **South Facing Aspect**
- **Views Over Communal Gardens**
- **Lift Access**
- **Modern Shower Room**
- **Resident Manager**

A first floor apartment in the age specific development of Gibson Court, Hinchley Wood. Brief description: One double bedroom with built in wardrobe, reception room, a kitchen with integrated oven and microwave, shower room and hallway with airing cupboard. The apartment benefits from views on to the mature communal gardens from the bedroom, reception room and kitchen with this side of the development benefiting from plenty of southwesterly afternoon sun.

SERVICE CHARGE: £1,916.20 PA
GROUND RENT: £509.32 PA
LEASE LENGTH: 96 YEARS





**33 Gibson Court, Manor Road North,
Hinchley Wood, Esher, Surrey KT10 0AW**

INTERNAL FLOOR AREA (APPROX.) 500sq ft/ 46.45sq m



FIRST FLOOR FLAT

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