



FLAT 2 HINCHLEY MANOR

MANOR ROAD NORTH, ESHER, SURREY, KT10 0AT

& RICE
ROMAN

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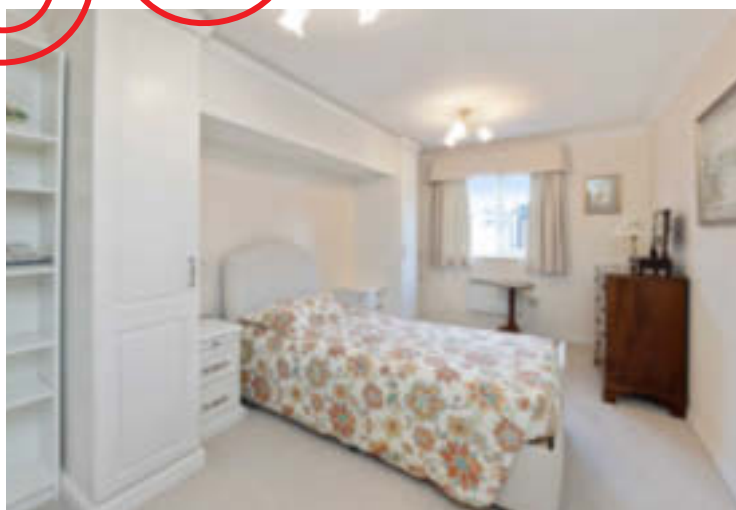


Two bedroom corner apartment with a private patio

£439,950

EPC Rating C

- Exclusively For Those Aged 55+
- Two Bedroom
- Ground Floor With Patio
- Excellent Location
- Gated Parking
- Private Gardens And Residents Facilities

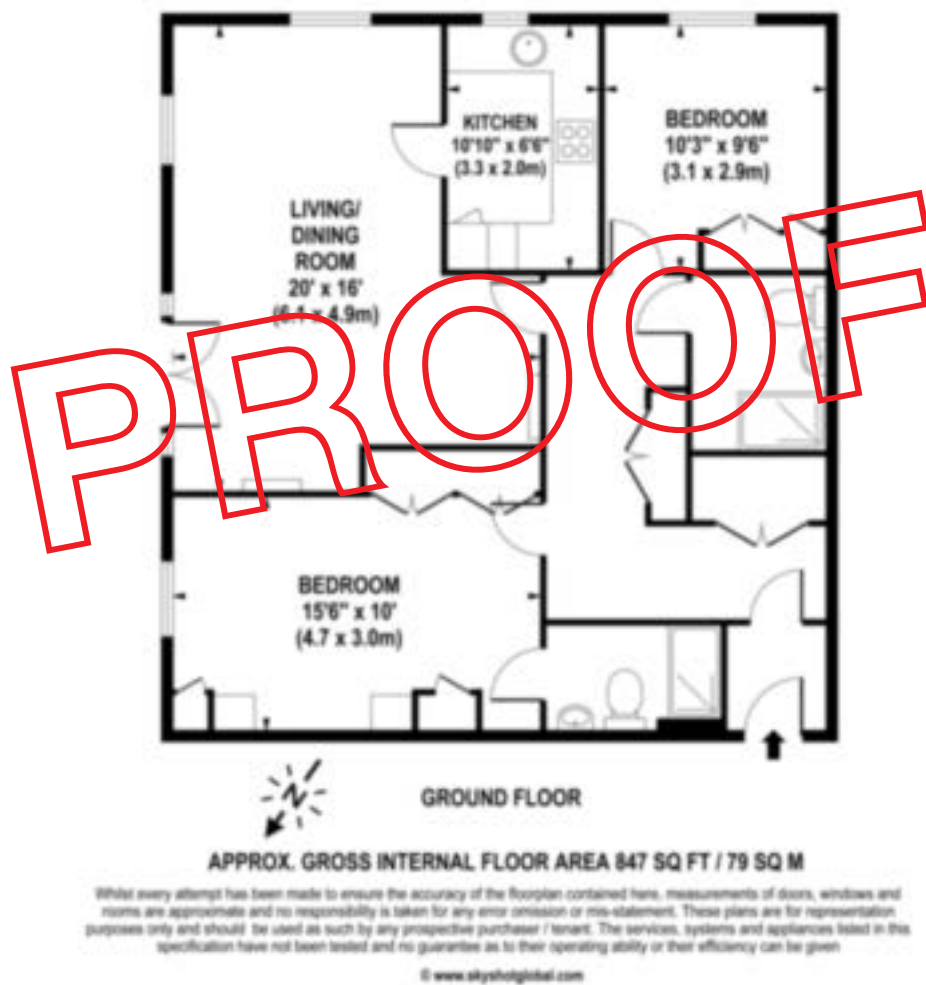


A beautifully presented ground floor two bedroom apartment in the south after 55 and over development of Hinchley Manor, Hinchley Wood. This spacious corner apartment benefits from a dual aspect reception room with direct access to its own private patio, kitchen with a window, recently installed walk in shower and master bedroom with en-suite shower room. Additionally benefiting from two large storage cupboards off the hallway and both bedrooms benefit from built-in wardrobes.

SERVICE CHARGE: £3,277.68 PA

GROUND RENT: £480 PA

LEASE LENGTH: 982 YEARS



These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

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