

RICE+ROMAN



Talbot Lodge

KT10 8NE

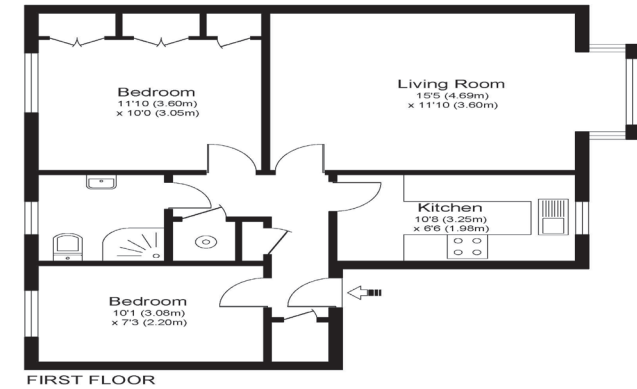




## Living Area

Talbot Lodge, West End Lane, Esher, Surrey

TALBOT LODGE, ESHER, KT10



Approximate Gross Internal Floor Area: 52 m sq / 560 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 misstatement. 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.

- Exclusively for those aged over 60+
- 1st Floor Apartment With Lift Access
- Gas Central Heating
- New 99 Year Lease
- Residents And Guest Parking
- On-Site Development Manager

**Price:** £275,000  
**Service Charge:** £3,076 PA  
**Ground Rent:** £0.00 PA  
**Other Charges:** N/A  
**Lease Length:** 99 Years Left  
**Tenure:** Leasehold

**EPC Rating:** C

For more information  
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