



Pine Trees, Portsmouth Road, Esher, KT10 9JF

Asking Price £175,000

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The main room has been sectioned into two areas with a wall divide. To one side is the living and bathroom area and to the other is the sleeping and kitchen.

Added benefits include the use of an outside area along with the large communal garden, a lease in excess of 900 years and off-street parking.

Viewings are highly recommended.

Leasehold

Service Charge Approx. £2000

Ground Rent £100

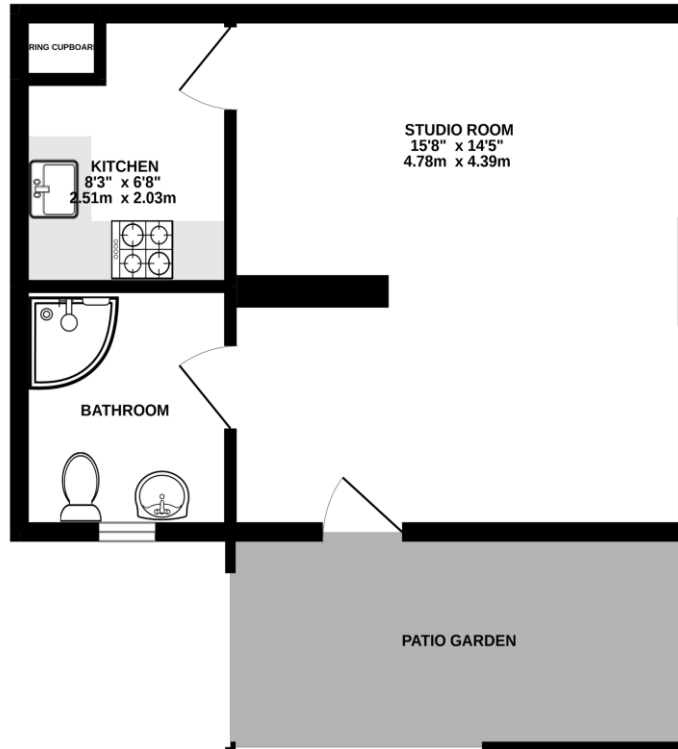
Review period TBC

- Well presented
- Large studio room
- Separate kitchen
- Delightful shower room
- Space for dining
- Off street parking
- Ideal for first time buyer
- Ideal investment
- Large communal garden
- No onward chain



Floorplan

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

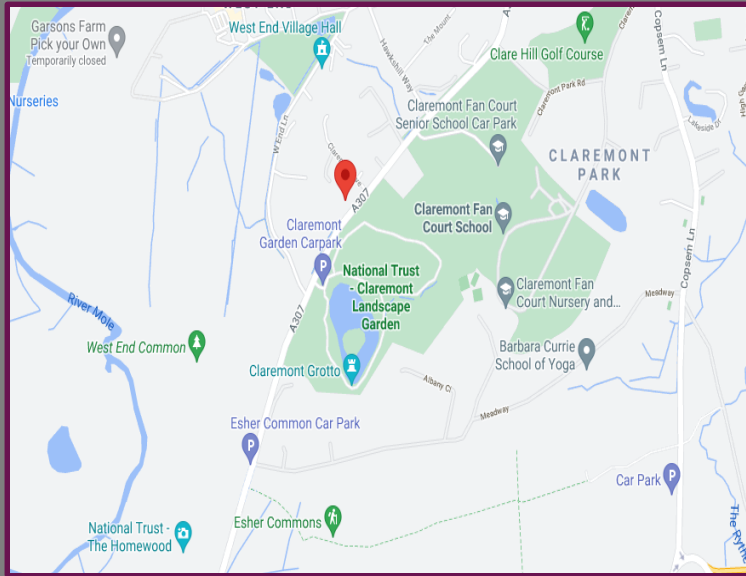


TOTAL FLOOR AREA : 344 sq.ft. (32.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Location

The property is situated in a sought-after location with walking distance to West End with its cricket green, Garson's Farm and Prince of Wales gastro pub. The property is also within easy reach of West End Commons, Claremont Park and Esher High Street which offers restaurants, Everyman Cinema, Waitrose and cafés.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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