



ESTATE AGENTS



Gibson Court, 33 Manor Road North, Hinchley Wood, Esher, Surrey, KT10 0AW £220,000



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

Set in beautifully maintained grounds this one bedroom first floor apartment can be accessed via stairs or a lift. Located less than 0.3 miles to Hinchley Wood station and its amenities. Available to the over 60's this retirement home has many benefits including a communal lounge and guest suites.

The apartment offers a generous living dining room with views over the communal gardens, the well appointed kitchen has a plenty storage and appliances including a fridge freezer, oven and separate fitted microwave. The bedroom has a fitted wardrobe and views of the garden and the bathroom was converted to a walk in shower unit with a hand wash basin and WC.

The development boasts an onsite manager, warden call services throughout, plenty of parking and lovely communal grounds with benches dotted around for the residents and their guests to enjoy. Gibson Court also offers excellent regular social events for those wishing to attend and plenty of privacy giving you the best of both worlds.

Should you be unsure on whether this is the right move for you please call one of our team to discuss this or to arrange a viewing.

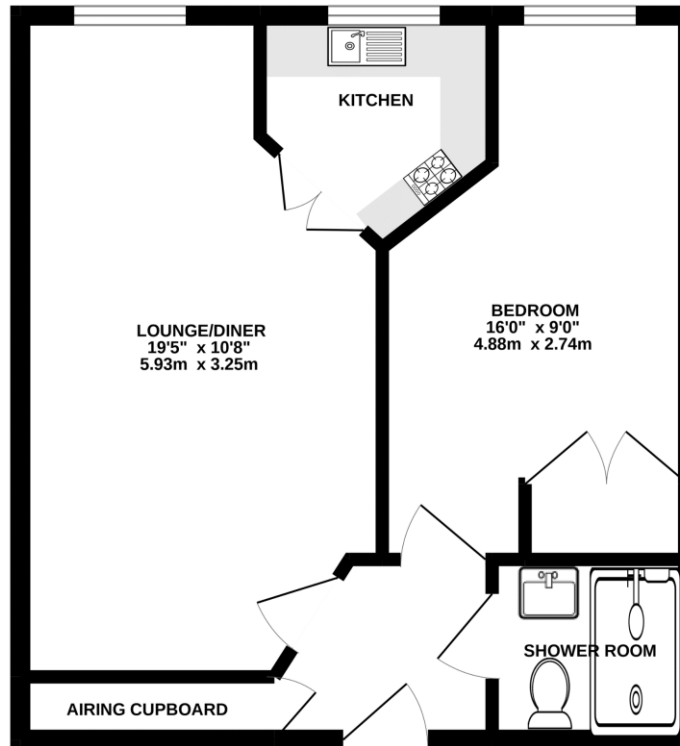
Years remaining on lease: 93  
Annual ground rent: £509  
Ground rent review period: TBC  
Annual service charge amount: £1,916.20  
Service charge review period: TBC  
Council Tax Band: D

- Retirement Apartment
- Over 60's only
- One Bedroom
- Modern Kitchen
- Overlooking Communal Gardens
- Great Community
- Parking
- 0.3 miles to Hinchley Wood  
Station
- Onsite Laundry
- Guest Suites



# Floorplan

FIRST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

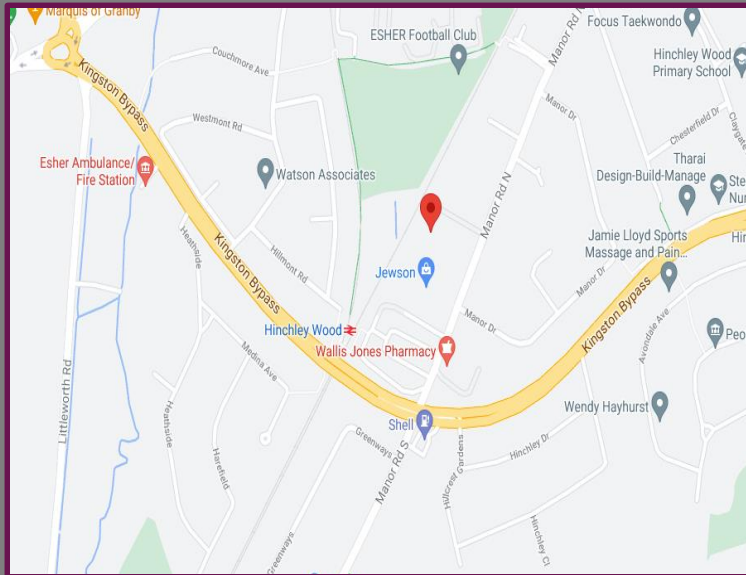


TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.

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

Located less than 0.3 miles from Hinchley Wood station and its amenities which include a family butcher, convenience store, hardware, vet and local bakery. There is good access to the A3/M25 and local buses with access to Esher and Kingston.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	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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