



BEAUTIFULLY PRESENTED PENTHOUSE APARTMENT

9 ELIZABETH PLACE, 53 MORE LANE, ESHER, SURREY KT10 8AP



FAR REACHING VIEWS OVER RACECOURSE

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LANE, ESHER, SURREY KT10
8AP

Reception room ♦ Kitchen/breakfast room
♦ 2 bedrooms ♦ 2 bathrooms ♦ Allocated
parking ♦ Private balcony ♦ EPC rating =
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Situation

Elizabeth Place is situated in an enviable position opposite Sandown Racecourse and just 0.6 miles from Esher High Street where you will find an array of bars, restaurants, shops, boutiques, an Everyman cinema and Waitrose supermarket.

The development is perfect for commuters as Esher station is 0.7 miles away and provides regular and direct trains into London Waterloo in just 23 minutes. By road, you are approximately 6 miles away from junction 9 and 10 of the M25 and 7 miles from junction 1 of the M3.

Description

Elizabeth Place is a gated development comprising 9 apartments built to an exacting standard by Shanly Homes in 2012. No. 9 is on the top floor and benefits from a private balcony with views over Sandown Racecourse at the front.



A light and spacious communal hallway welcomes you into the block which is secured via a phone entry system to each apartment. This apartment is beautifully presented throughout and comprises a wonderfully bright reception room with wooden flooring and doors that open on to the balcony with views beyond. The modern kitchen breakfast room benefits from an ample range of wall and base units, integrated appliances and composite stone worktops. There is an induction hob with extractor hood above, a wine fridge and space for a dining table.

The master bedroom has an en suite shower room and a walk in wardrobe with a range of storage. The second bedroom has built in cupboards with the bathroom adjacent which has a bath and separate double shower. The apartment further benefits from ample and useful storage in the hallway.

Externally there is allocated parking to the front and well maintained west facing communal gardens to the rear.

Tenure:

Leasehold

Local Authority:

Elmbridge Borough Council

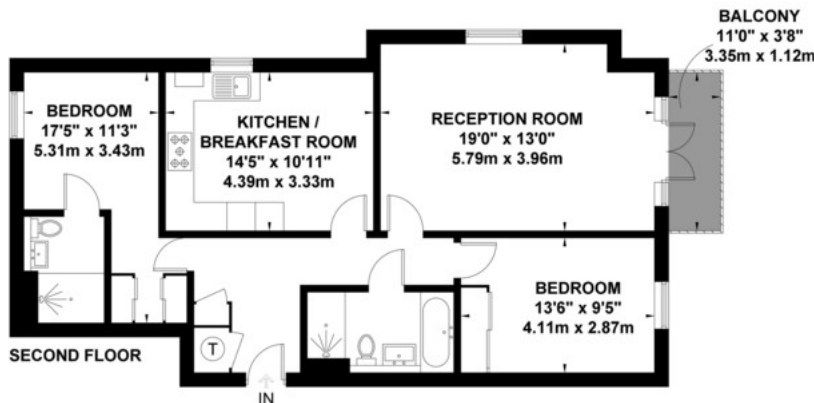
Viewing:

Strictly by appointment with Savills



More Lane, Esher

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 1" and are to the points indicated by the arrow heads.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		