



2 Hillbrow Court Hillbrow Road Esher, KT10 9UA

A large purpose built two bedroom apartment situated on the first floor of this popular development. The property is presented in excellent decorative order & offers excellent size accommodation, with modern fitted kitchen and bathroom, large bright living room with private balcony providing views over Sandown race course. There is an additional double length garage with utility area incorporated within, providing an excellent workshop space and storage for cars & bikes. Located opposite Sandown race course &

***TWO DOUBLE BEDROOMS.**

***FITTED KITCHEN**

***DOUBLE LENGTH GARAGE**

***LARGE LIVING ROOM WITH BALCONY**

***MODERN BATHROOM**

***LOCATED CLOSE TO HIGH STREET & BR. STATION**

Monthly Rental Of £1,295

Entrance Hall

Fitted storage units. Radiator. laminated wood flooring. doors off:

Living Room

Coved ceiling. Wall light points. Radiator. Double glazed doors to Balcony.

Kitchen.

Modern fitted kitchen. Double glazed rear aspect window. Eye and base level units. Wood block work surfaces and drawers under. Composite 1 1/2 bowl sink unit. Fitted oven & hob with extractor fan above Integrated dishwasher. Fridge/Freezer.

Bedroom 1

Double glazed front aspect window. Radiator. Double wardrobe. Laminated wood flooring.

Bedroom 2

Double glazed rear aspect window. Radiator. Double wardrobe. Laminated wood flooring.

Bathroom

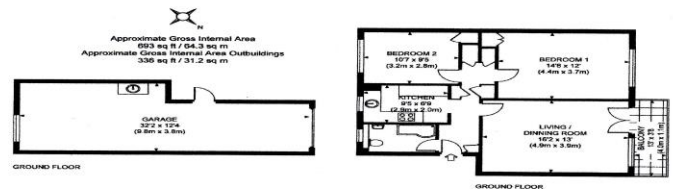
Modern with low level WC. Wash hand basin and mixer tap. Panel enclosed bath with shower screen and built in shower unit. Heated towel rail. Double glazed rear aspect window.

Balcony

Glass. Front aspect with direct views over Sandown Park race course.

Integral Garage

Large double length garage, with power & light. Sink unit and washing machine.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>75</p>	<p>80</p>

