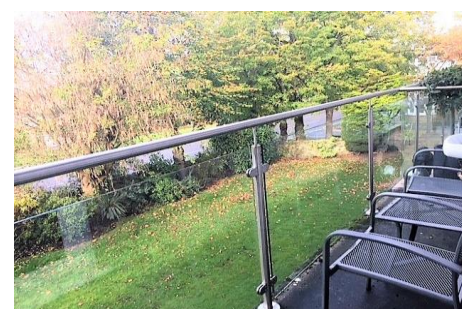




2 Hillbrow Court Hillbrow Road Esher, KT10 9UA

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.**

***LARGE LIVING ROOM WITH BALCONY**

***FITTED KITCHEN**

***MODERN BATHROOM**

***DOUBLE LENGTH GARAGE**

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

£429,950

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

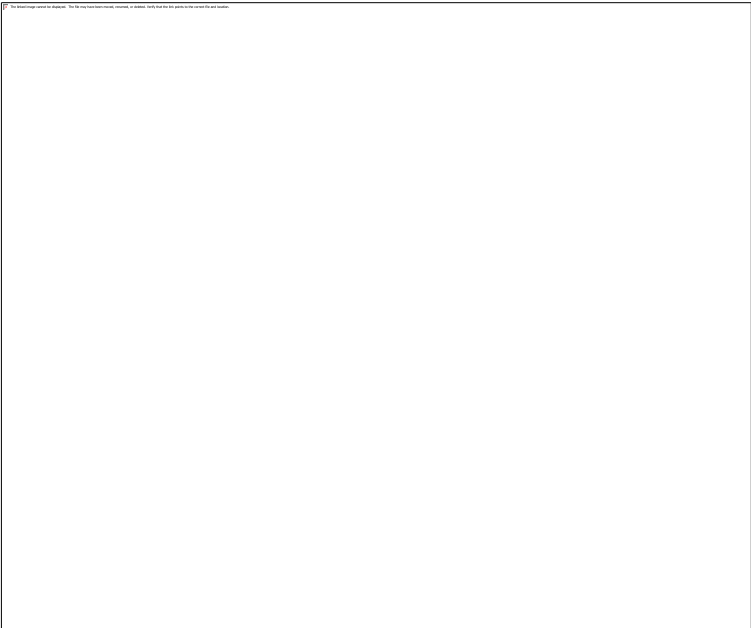
Modern with low level WC. Wash hand basin and mixer tap. Panel enclosed bath with shower screen and built in shower unit. Heated towel rail. Double glazed rear aspect window.

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.



Energy Efficiency Rating

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

