

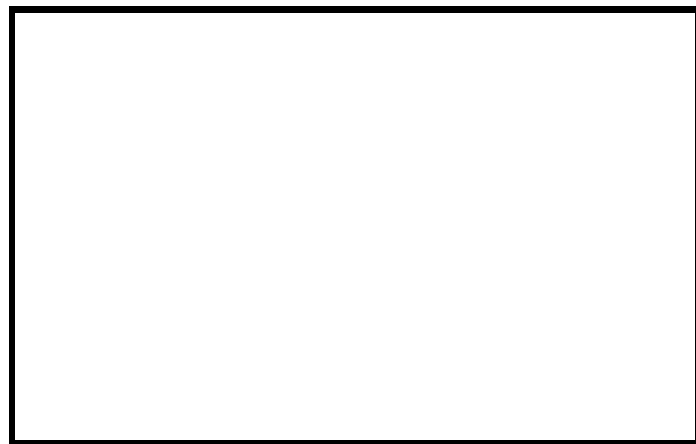


15 The Parade, Claygate, Esher, Surrey, KT10 0PD
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**The Willows, 12 Albany Crescent, Claygate, Esher, Surrey,
KT10 0PR**

Asking Price £360,000 Leasehold - Share of Freehold

** LOCATED WITHIN EASY REACH OF CLAYGATE VILLAGE, INCLUDES A GARAGE *
A two bedroom ground floor apartment in The Willows, a popular and highly sought after apartment complex that is within easy walking distance to the center of Claygate Village. Excellent investment opportunity and ideal for commuters and people needing to be within easy each of The Parade. There are two bedrooms and two bathrooms with good sized lounge. Garage in block also included. Please call for viewings and for more information.*



These particulars are believed to be correct but their accuracy is not guaranteed and they should not form the basis of an offer or contract. Please note - We are unable to test services, central heating systems and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VIEWING: BY APPOINTMENT PLEASE THROUGH THE OWNERS AGENTS CATLING & CO.
24 HOUR ANSWER PHONE SERVICE. 01372 471111



**Gross Internal Area
671 SQ FT - 62 SQ Metres Approx**

This floorplan was produced for representation purposes only and is meant as a guide for prospective buyers. P.A.C Services does not accept responsibility for any omissions. All measurements, doors, windows and rooms are approximate and have not been checked by Catling & Co Estate Agents.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		