



High Street, Esher, Surrey, KT10 9QY

Available August

£1,500 pcm

High Street, Esher, Surrey, KT10 9QY

- AVAILABLE AUGUST
- UNFURNISHED
- RECENTLY REDEVELOPED SPACIOUS TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING AREA

- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- MODERN FIXTURES AND FITTINGS
- CONTEMPORARY SHOWER ROOM
- SHORT WALK TO CAFES, RESTAURANTS AND SHOPS
- 20 MIN TRAIN RIDE TO LONDON FROM ESHER STATION



1-3 Church Street, Leatherhead
Surrey, KT22 8DN

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

Recently redeveloped spacious two bedroom top floor apartment located in the centre of Esher and close to numerous cafes, restaurants and shops. Offering open plan living with a stylish kitchen and modern fixtures and fittings.

ENTRY PHONE SYSTEM

STAIRS AND LIFT TO THIRD FLOOR

FRONT DOOR TO HALLWAY

Doors to:

OPEN PLAN KITCHEN /LIVING AREA

Spacious room with laminate flooring, eves storage, views over Esher high street and leading to:

STYLISH KITCHEN

With contemporary dark grey units, modern fittings and electric hob, electric oven, integrated washer/dryer and fridge freezer. Room for a dining table

BEDROOM 1

Double room with carpet and eves storage

BEDROOM 2

Double room with carpet and eves storage

SHOWER ROOM

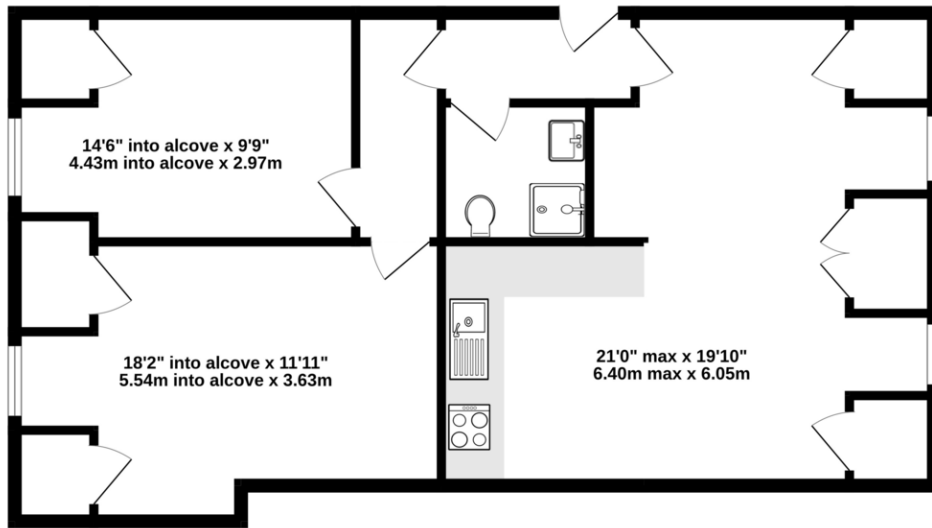
Contemporary suite with large shower unit

EPC Band C

Council Tax Band D



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as to their operability or efficiency can be given.
Made with Metropix ©2023

INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

