



High Street, Esher, KT10 9QY

Available Now

£1,100 pcm

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- AVAILABLE NOW
- PART FURNISHED
- GROUND FLOOR STUDIO APARTMENT
- CENTRAL HIGH STREET LOCATION
- PRIVATE COURTYARD
- HIGH QUALITY FIXTURES AND FITTINGS
- ELECTRIC HEATING
- COUNCIL TAX BAND - B
- ENERGY RATING - B



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### THE PROPERTY

Recently redeveloped spacious part furnished ground floor studio apartment with private courtyard. Located in the centre of Esher High Street and close to numerous cafes, restaurants and shops. Offering open plan living with a high quality fixtures and fittings throughout.

### STUDIO ROOM

Spacious studio with open plan living/kitchen. The kitchen features integrated appliances including a fridge/freezer, electric oven/hob with extractor and freestanding washer dryer. Sofa bed, dining table and chairs, coffee table, wardrobe, tv unit and wall hung shelves.

### SHOWER ROOM

Walk in shower with w/c, wash hand basin and towel rail.

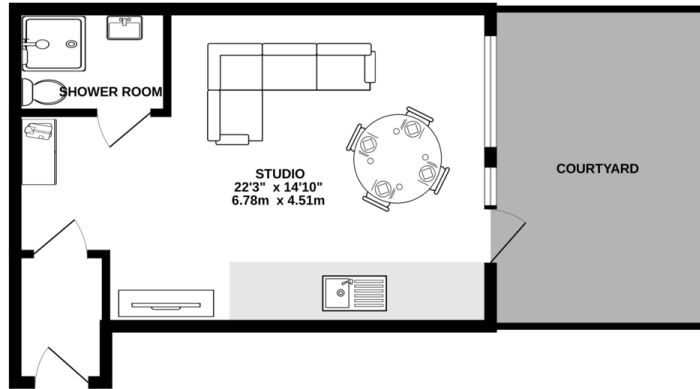
### COURTYARD

Private rear courtyard with table and chairs.





GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 340 sq.ft. (31.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, 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.  
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## 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.

