



High Street, Esher, KT10 9QY

Available 9 March 2024

£1,025 pcm

High Street, Esher, KT10 9QY

- AVAILABLE 9 MARCH 2024
- UNFURNISHED
- GROUND FLOOR STUDIO APARTMENT
- SEPARATE KITCHEN AND SHOWER ROOM
- ELECTRIC HEATING

- HIGH QUALITY FIXTURES AND FITTINGS
- PRIVATE COURTYARD
- NEUTRAL DECOR
- CENTRAL HIGH STREET LOCATION
- 20 MINS TRAIN RIDE TO LONDON FROM ESHER STATION



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### THE PROPERTY

Recently redeveloped spacious 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 high quality fixtures and fittings throughout.

### ENTRY PHONE SYSTEM

### FRONT DOOR TO LOBBY AREA

Door to:

### STUDIO ROOM

Spacious room with laminate flooring and door to:

### PRIVATE COURTYARD

### KITCHEN

Modern fitted kitchen with high quality integrated appliances

### SHOWER ROOM

Contemporary shower suite

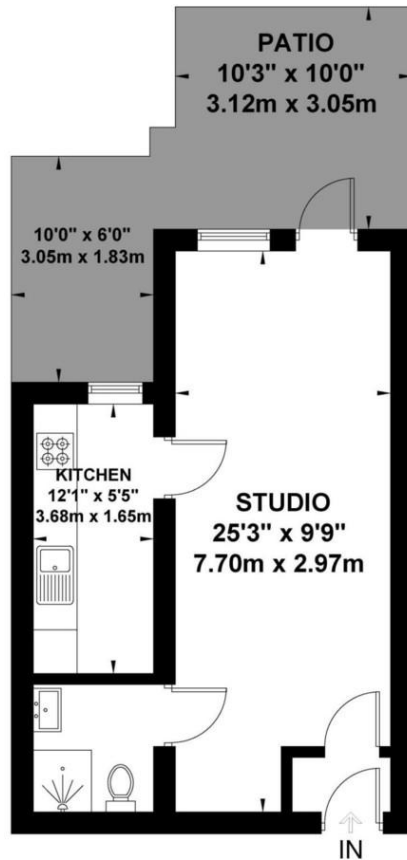
EPC Band B

Council Tax Band B



## High Street, Esher

Approximate Gross Internal Area = 33.6 sq m / 361 sq ft



Exposure House © 2022  
www.exposure.house

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



### 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.

