



Wolsey Road, Esher, Surrey, KT10 8NT

Available NOW

£1,800 pcm

Wolsey Road, Esher, Surrey, KT10 8NT

- AVAILABLE NOW
- UNFURNISHED
- TWO BEDROOM FIRST FLOOR APARTMENT
- LOCATED IN THE CENTRE OF ESHER
- OPEN PLAN KITCHEN/ LIVING AREA
- SPACIOUS PART ENCLOSED TERRACE
- CONTEMPORARY SHOWER ROOM
- STYLISH WHITE KITCHEN
- BICYCLE STORAGE
- ONE MILE FROM ESHER STATION



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THE PROPERTY

NEWLY BUILT Contemporary two bedroom first floor apartment located in the centre of Esher and close to numerous cafes, restaurants, shops and 'Everyman' cinema. Open plan living / kitchen area leading to spacious and part enclosed terrace, contemporary shower room, stylish kitchen, modern fixtures and fittings, cycle storage and approximately 1 mile from Esher station

STAIRWAY TO 1ST FLOOR

FRONT DOOR TO HALLWAY

The long hallway sweeps around to the living areas. With double cloaks cupboard

OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN

Stylish white kitchen with integrated appliances

LIVING AREA

A well-proportioned room with bi-fold doors across the entire back wall leading to:

TERRACE

A spacious terrace, partly screened for privacy.

BEDROOM 1

The principal bedroom benefits from an en suite wc

BEDROOM 2

Located opposite the bathroom

CYCLE STORAGE

Located in the common hallway.

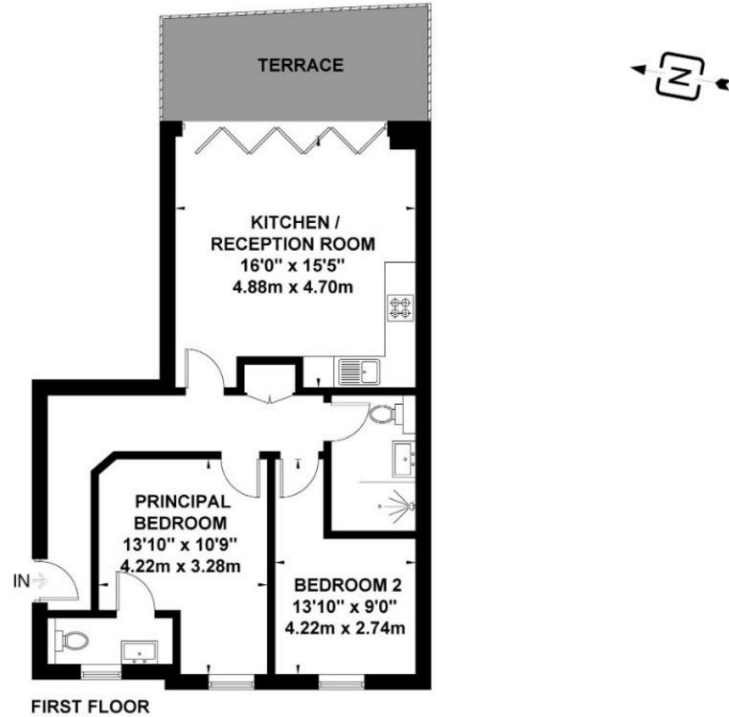
EPC Band D

Council Tax Band TBC NEW BUILD



Wolsey Road, Esher

Approximate Gross Internal Area = 62.4 sq m / 671 sq ft



Exposure House © 2024
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.

