IMPRESSIVE LOWER GROUND FLOOR APARTMENT IN A PRESTIGIOUS CENTRAL
ESHER DEVELOPMENT
SANDOWN HOUSE, 1 HIGH STREET, Esher, Surrey, KT10 9SL

Part Furnished/Unfurnished  £1,850 pcm  + £285 inc VAT tenancy paperwork fee and other charges apply.*
Available now
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£1,850 pcm Part Furnished/ Unfurnished

• spacious lower ground floor apartment in a sought after Esher development • 2 bedrooms • 2 bathrooms • Drawing room • Large eat in kitchen with doors to private patio • Immaculate communal gardens • Garage & 1 allocated parking space • Central Esher location • EPC Rating C • Council Tax G

Situation
Sandown House is located on Esher High Street and is within walking distance of the local amenities including shops, restaurants and the cinema. Esher station is located 0.8 miles from the property and has a regular train service into London Waterloo from 23 minutes.

Description
An exciting opportunity to live in one of Esher's landmark developments, in the heart of the town centre. Located to the lower ground floor, this two bedroom executive apartment is presented in excellent order, benefitting from a neutral colour scheme throughout, in addition to its own private patio with direct access to the immaculate communal gardens.

The accommodation comprises: entrance hall leading to a fantastic kitchen/breakfast room area with integrated Gaggenau appliances & granite work tops, separate dining area and French doors to the rear terrace. The reception room; complete with feature fireplace is of a good size, with the master bedroom suite, Bedroom 2 and a family bathroom completing the accommodation.

Additional features include use of the communal gardens, secure gated entry from the front and rear, secure garage and allocated parking for one car.

Viewing
Strictly by appointment with Savills.
High Street, Esher

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft

KITCHEN / DINING ROOM
21'2" x 8'4"
6.45m x 2.54m

RECEPTION ROOM
16'2" x 10'8"
4.93m x 3.25m

BEDROOM
12'2" x 7'3"
3.71m x 2.21m

BEDROOM
11'4" x 10'11"
3.45m x 3.33m

Lower Ground Floor

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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 purposes only. Measured and drawn in 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.

FLOORPLANS

Gross internal area: 915 sq ft, 85 m²

Energy Performance A copy of the full Energy Performance Certificate is available on request.
*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £319 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees.

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