



Impressive apartment with private terrace

7 Highwood House, Wayneflete Place, Esher KT10 8BP

Leasehold



Open plan reception room/kitchen • 2 bedrooms • 2 bathrooms • Private patio garden • Secure underground parking • Communal gardens

Local information

Waynelete Place is situated in an enviable position opposite Sandown Racecourse and just 0.7 miles from Esher High Street where you will find an array of bars, restaurants, shops, boutiques, an Everyman cinema and Waitrose supermarket.

The development is perfect for commuters as Esher station is 0.9 miles away and provides regular and direct trains into London Waterloo in just 23 minutes.

By road, you are approximately 6 miles away from junction 9 and 10 of the M25 and 7 miles from junction 1 of the M3.

About this property

This modern, immaculately presented ground floor apartment provides spacious and well-planned accommodation throughout and is set behind electric gates.

You are welcomed in to the spacious entrance hall, with large storage cupboard, off which you will find the reception room and kitchen to the front of the property. This expansive space boasts double doors which open to a Juliette balcony and ample room to accommodate a dining table. The kitchen area provides a range of modern and stylish units and integrated appliances.

Bedroom one offers a range of

built in cupboards with an en suite shower room. Bedroom two also benefits from a range of built in cupboards with a modern bathroom adjacent. Both bedrooms have double doors which open onto the private west facing patio garden with communal grounds beyond.

The property benefits from secure underground parking and a useful storage locker. In addition there is visitors parking.

Tenure

Leasehold

Local Authority

Elmbridge Borough Council

EPC rating = C

Viewing

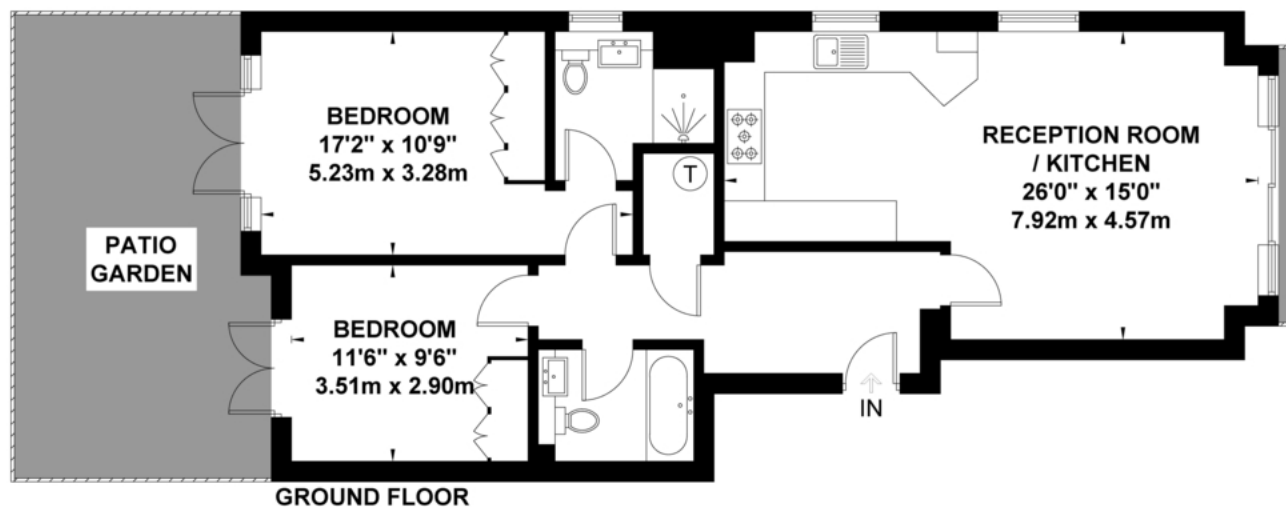
Strictly by appointment with Savills or their joint agents.






Wayneflete Place, Esher

Approximate Gross Internal Area = 78.5 sq m / 844 sq ft



Exposure House © 2020
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02027012 Job ID: 144039 User initials: SC

