



Beautifully presented garden apartment

2 Leopold Court, Princess Square, Esher, KT10 9BW

Leasehold



Ground floor luxury apartment • Open plan reception room and kitchen • 2 bedrooms • 2 bathrooms • Allocated parking • concierge service • Life access • Private garden

Local information

Leopold Court is situated in an enviable position just a short distance from the centre of Esher, with Claygate station being about 1.1 miles and Esher station being approximately 1.5 miles away.

This popular commuter town has a vibrant High Street with an extensive and varied choice of bars, restaurants and boutiques, as well as a Waitrose supermarket and a cinema. Further shopping facilities, theatres and cinemas can be found in Kingston upon Thames (about 5 miles).

Elmbridge and the surrounding areas offers a wide choice sought-after schools.

About this property

Leopold Court is the epitome of style, seclusion and grandeur.

Located on the ground floor this beautifully presented modern apartment is finished to an extremely high standard blending modern day conveniences such as air conditioning and integrated sound system with period features including high ceilings and sash windows. The entrance hallway is spacious and benefits from a useful storage cupboard. The apartment has a well laid out open plan reception space to include an integrated kitchen with breakfast bar and space for a formal dining area and reception space. Two sets of French doors open onto a large private garden that is ideal for

entertaining.

The bedroom accommodation comprises master suite with built in wardrobes and luxury en suite and a second bedroom which is served by a further luxury bathroom with a built-in television.

The development boasts an on-site concierge service, communal gym, games room and communal gardens. The apartment also benefits from one allocated underground parking space.

Please note that these photographs are from 2016 but still a true reflection of the property and its condition .

Tenure

Leasehold

Local Authority

Elmbridge Borough Council

Viewing

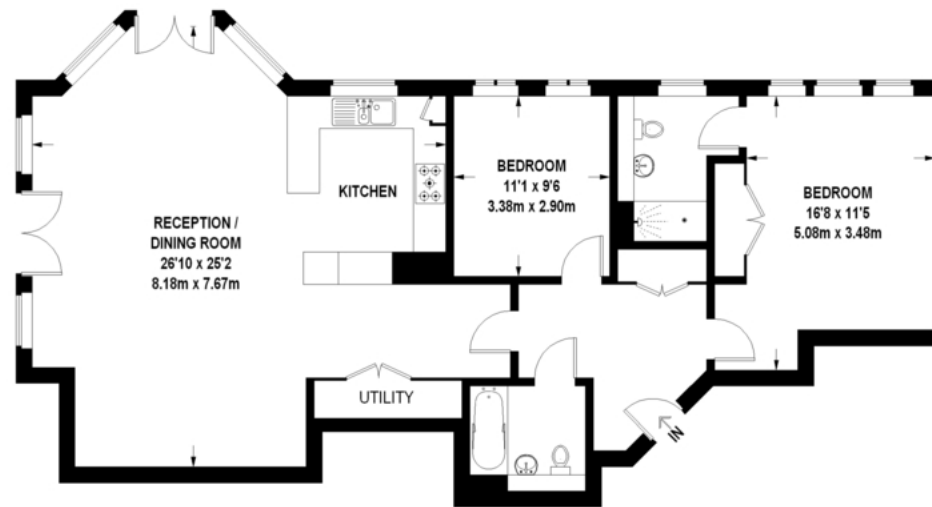
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Princess Square

Approximate Gross Internal Area
105.9 sq m / 1140 sq ft



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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