



Spacious apartment in prestigious development

Apartment 13, Rosemary Gate, 14 Esher Park Avenue, Esher, Surrey KT10 9NZ

Share of freehold



Reception/ dining room • Kitchen/ breakfast room • 2 bedrooms • 2 bathrooms (2 en suites) • Guest cloakroom • Private balcony • Communal gardens • Two underground allocated parking spaces

Local information

Rosemary Gate is a private development on Esher Park Avenue, which is gated, has controlled access and is one of Esher's premier private roads.

It is enviably located within just a few hundred yards of Esher High Street with its array of shops, boutiques, bars and restaurants, Everyman cinema and Waitrose supermarket.

Both Esher and Claygate mainline railway stations are about 1 mile away and offer regular and direct trains to London Waterloo from 23 and 31 minutes respectively.

The Elmbridge area is popular with families as there is an excellent selection of both state and independent schools in the local area.

About this property

Set behind secure gates these luxury apartments are surrounded by well-maintained communal gardens including a feature gazebo at the rear. Esher Park Avenue is gated and has controlled access.

The apartment is located on the first floor serviced by both lift and stairs.

You are welcomed into the large entrance hall benefitting from a guest cloakroom and store cupboard. Double doors open onto the reception room which is situated at the heart of the apartment and offers space for a

formal dining table providing a perfect area for entertaining. French doors open to an delightful private balcony providing beautiful views over the garden.

The kitchen/breakfast room is well equipped with ample units and integrated appliances and also has ample space for a dining table.

The generous principal bedroom boasts built-in wardrobes as well as an en suite bathroom with separate shower and bath. Bedroom two also benefits from an en suite shower room. Both bedrooms enjoy garden views.

Externally, this apartment features beautifully landscaped communal gardens, two underground allocated parking spaces and a separate storage cupboard.

Tenure

Share of freehold

Local Authority

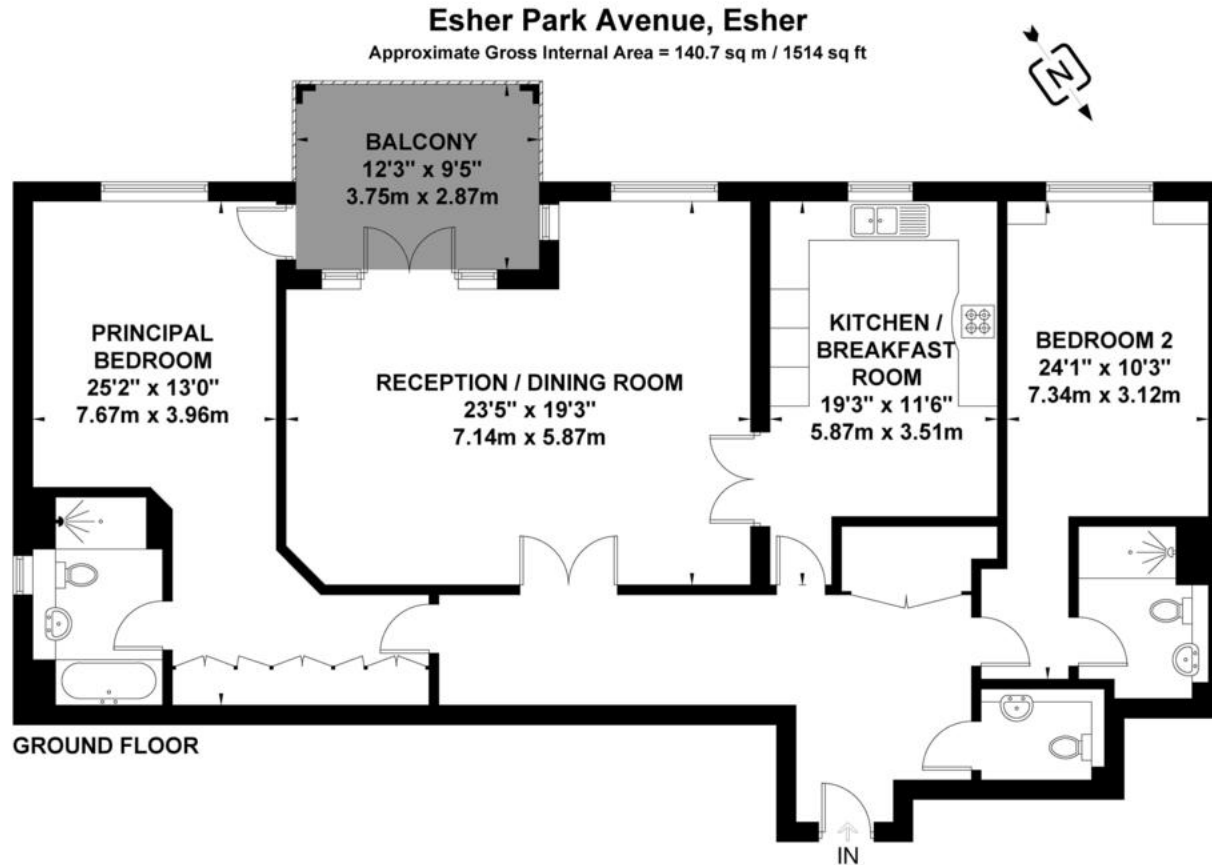
Elmbridge Borough Council

Viewing

Strictly by appointment with Savills







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	85
(69-80) C		
(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	

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