



# One bedroom flat in the heart of Esher

**Flat 7, Wayneflete House, 76 High Street, Esher, KT10 9QS**

Leasehold (158 years remaining)



Reception room • Kitchen • Bedroom • Bathroom • Gated allocated parking

### Local information

This second floor apartment is located in the heart of Esher High Street with its array of shops, boutiques, bars and restaurants, Everyman cinema and Waitrose supermarket. Esher train station is situated less than a mile away and provides regular and direct trains into London Waterloo from 23 minutes.

### About this property

This one bedroom 2nd floor apartment is presented in excellent condition throughout and offers a spacious semi open-plan living room with large sash windows which allows natural light to flood in. The modern kitchen has a range of wall and base units with integrated appliances. The double bedroom benefits from built in cupboards with

a modern bathroom completing the accommodation. There is lift access as well as a secure a video audio door entry system. Externally there is secure private gated parking.

### Tenure

Leasehold (Lease Expiry 158 )

### Local Authority

Elmbridge Borough Council

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





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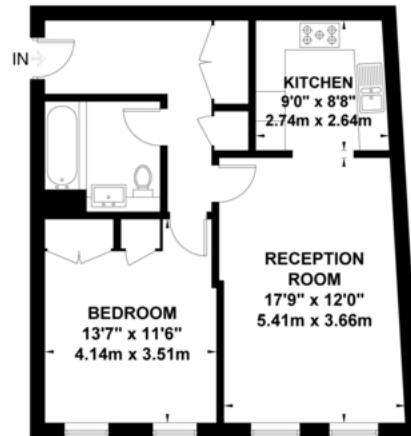
Savills Esher (Sales)

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High Street, Esher  
Approximate Gross Internal Area = 58.3 sq m / 627 sq ft



SECOND FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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