



59 Wolsey Road, Esher, KT10 8NT

£1,800 PCM



- UNFURNISHED
- NEWLY BUILT TWO BEDROOM GROUND FLOOR APARTMENT
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- 15ft TERRACE
- ELECTRIC UNDERFLOOR HEATING
- AVAILABLE 29TH AUGUST
- LOCATED IN THE CENTRE OF ESHER
- SPACIOUS OPEN PLAN LIVING AREA
- CONTEMPORARY SHOWER ROOM
- 1 MILE FROM ESHER STATION

Description

NEWLY BUILT contemporary two bedroom, ground floor apartment located in the centre of Esher and close to numerous cafes, restaurants, shops and the 'Everyman' cinema. With a stylish kitchen, open plan living area with 15' terrace, luxurious shower room, modern fixtures and fittings throughout and approximately 1 mile from Esher station.

Situation

Surrounded by peaceful woodland and mature countryside, Esher is a haven for walkers and cyclists looking to get away from the hustle and bustle of the city whilst being in easy reach of Central London. Sought after due to the exceptional links to London and the community feel, Esher provides the perfect balance of rural living and convenience, with nearby Esher and Surbiton offering a wealth of individual shops and restaurants as well as more practical convenience stores for everyday essentials.

Esher and Claygate train stations are just 1 mile away and provide regular and direct services to London Waterloo.

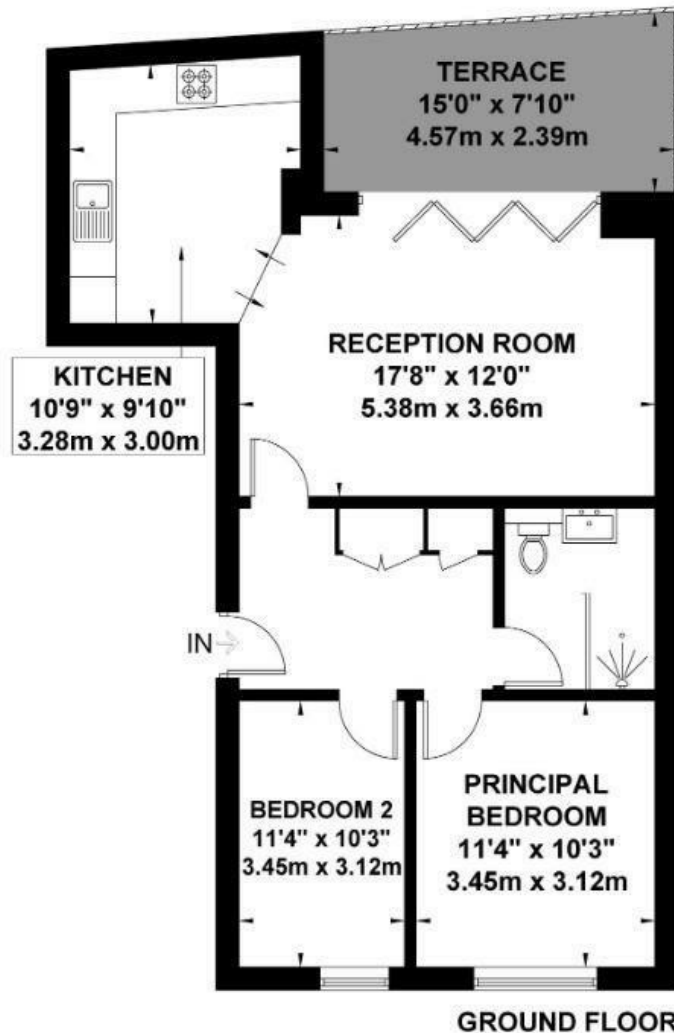
The schooling availability within the area is fantastic, offering an excellent array of both state and independent schools including Esher Church School, Shrewsbury Lodge, Milbourne Lodge, Rowan, Claremont Fan Court and the Cobham ACS International School. There is also excellent rail access to the schools of Wimbledon, Surbiton and Guildford.

EPC	E
Council Tax Band	D



Wolsey Road, Esher

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



Exposure House © 2024
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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 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.

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INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Lettings in a Box. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.