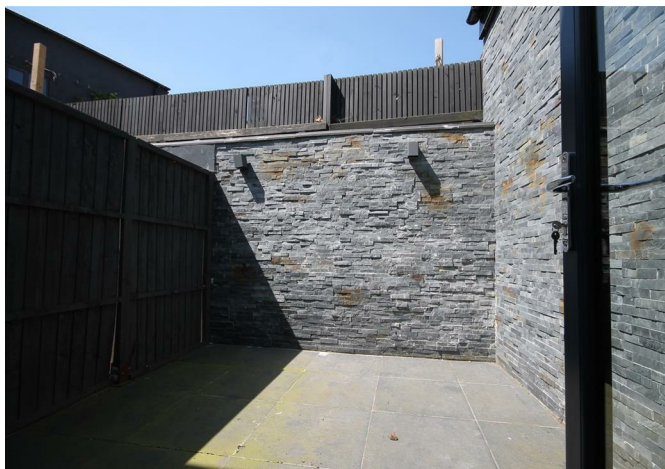




52A High Street, Esher, KT10 9QY

£1,100 PCM



- AVAILABLE 26 AUGUST 2025
- GROUND FLOOR STUDIO APARTMENT
- ELECTRIC HEATING
- PRIVATE COURTYARD
- CENTRAL HIGH STREET LOCATION
- UNFURNISHED
- SEPARATE KITCHEN AND SHOWER ROOM
- QUALITY FIXTURES AND FITTINGS
- NEUTRAL DECOR
- 20 MINS TO LONDON FROM ESHER STATION

Description

Recently redeveloped ground floor studio apartment with private courtyard. Located in the centre of Esher High Street and close to numerous cafes, restaurants and shops. Offering open plan living with high quality fixtures and fittings throughout. Permit parking available via Elmbridge Borough Council.

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.

EPC	B
Council Tax Band	B

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, Rightmove Referencing. 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.