

# Esher Heights, Portsmouth Road, Esher

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# Modern apartment for sale in Esher.

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A beautiful two bedroom apartment located in the heart of Esher, in an enviable position opposite Sandown Park Racecourse and just over half a mile from Esher Station and High Street.

Approached via a block-paved driveway through automated gates, the grand communal entrance hall, with polished marble floors and sweeping stone staircase with oak and glass balustrades, provides access to the development. In addition, there is a six passenger lift to the upper floors.

For the security conscious, there are video entry points to both the main gate and the communal front door, grade 2 intruder alarm and multi-zone CCTV monitoring.

The gardens are beautifully manicured with mature planting and a stylish water feature. There is also a sheltered bike store and allocated parking space.



**Tenure:** Leasehold: approximately 115 years remaining

**Service charge:** £3,922.08

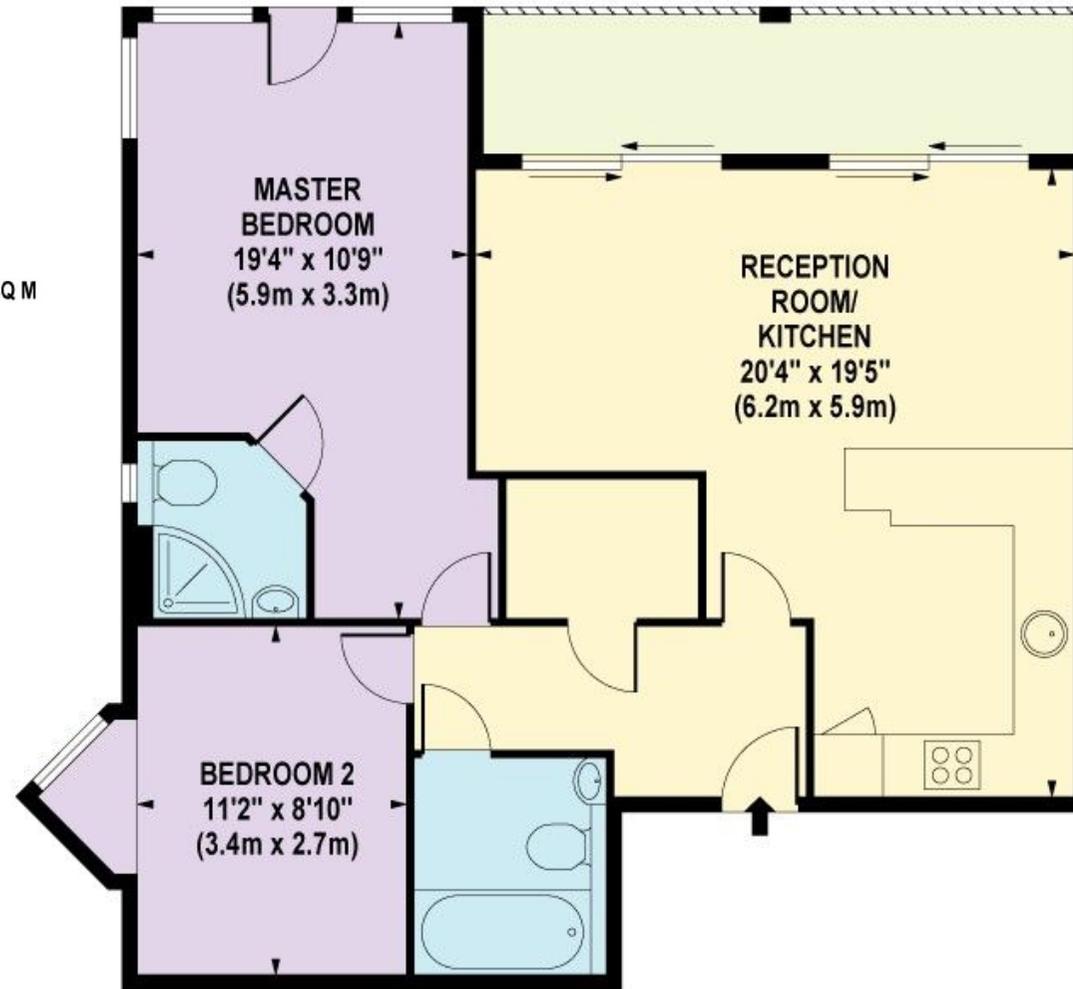
**Local authority:** Elmbridge Borough Council

**Council tax band:** F





APPROX. GROSS INTERNAL FLOOR AREA 766 SQ FT / 71 SQ M



FIRST FLOOR

Knight Frank

Esher

47 High Street

Esher

KT10 9RL

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2017. Photographs and videos dated June 2017.

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