



7 Imber Close Esher, KT10 8EB

Imber close is a very popular and sort after residential development situated close to Esher BR. Station. This ground floor apartment offers spacious accommodation and comprises of a large living room, two double bedrooms, kitchen, & bathroom with seperate WC; there is the additional benefit of an outside garden area for relaxing & enjoying a BBQ on a Summers day! The property does require some updating and offers excellent potential for buyers and investors alike. Situated in an excellent location close to Esher High Street with its many coffee shops, pubs, restaurants & supermarket; Thames Ditton & Hinchley Wood BR stations are also close. Offered with no onward chain an ~~internal inspection is strongly recommended~~



***SOUGHT AFTER RESIDENTIAL DEVELOPMENT.**

***REQUIRES SOME UPDATING.**

***OUTSIDE GARDEN AREA.**

***TWO DOUBLE BEDROOMS.**

***GROUND FLOOR.**

***CLOSE TO BR. STATION & ESHER HIGH STREET.**

Offers in the Region Of £380,000

Front Door to Entrance Hall

Large Radiator. Four built in storage cupboards. Doors off to:

Living Room

Double glazed, leaded light front aspect bay window. Coved ceiling. Feature fireplace with gas coal effect fire. Double radiator.

Kitchen

Double glazed rear aspect window. Eye & base level units. Glow worm gas central heating boiler. Roll top work surfaces. Stainless steel sink with mixer tap. Space & plumbing for washing machine, tumble dryer & cooker. Part tiled walls. Built in cupboard housing electricity meter. Side door to rear garden area.

Bedroom 1

Coved ceiling. Double glazed front aspect window. Built in full width wardrobes and storage units. Double radiator.

Bedroom 2

Coved ceiling. Double glazed rear aspect window. Radiator. Built in wardrobe/storage cupboard.

Bathroom

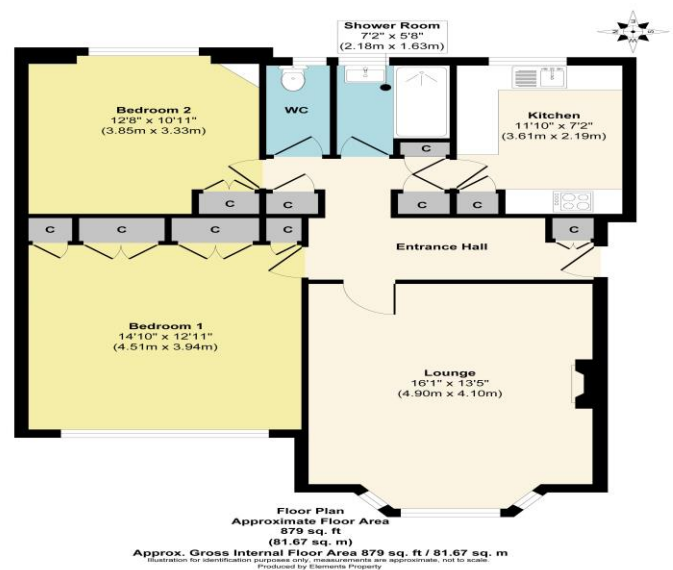
Double glazed frosted window. Walk in shower with built in shower unit and glass screen. Tiled walls. Heated stainless steel towel rail. Pedestal wash hand basin with mixer tap. Tiled floor.

Seperate WC.

Double glazed frosted window. WC.

Rear Garden Area.

Large gravelled area enclosed with planting of mature shrubs and flowers. Outside storage unit.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

7 Imber Close ESHER KT10 8EB	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 15 November 2032 <hr/> Certificate number: 5290-3053-0422-5291-3923
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Property type	Ground-floor flat
Total floor area	80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60