



£995 PCM

12 High Street Esher KT10 9RT

A well presented split level maisonette situated in the heart of Esher and close to local shops, restaurants, boutiques and amenities. The property comprises two bedrooms, living room, large kitchen/breakfast room and bathroom. Offered to let unfurnished and available immediately and benefits from gas central heating.



- *TWO BEDROOM SPLIT LEVEL APARTMENT**
- *CENTRAL TOWN CENTRE LOCATION**
- *GOOD DECORATIVE ORDER**
- *KITCHEN/BREAKFAST ROOM**
- *UNFURNISHED**
- *AVAILABLE IMMEDIATELY**

The Accommodation Comprises:
(measured with Disto Lite – variance
+/- 1.5’)

REAR STAIRCASE TO-:
FRONT DOOR TO-:

ENTRANCE HALL:
Frosted side aspect window and single radiator. Understairs recess housing gas central heating boiler. Wall mounted thermostat. Doors to-:

BATHROOM:
Low voltage ceiling lights and fully tiled walls. Suite comprising of low level w.c, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment and shower screen. Single radiator.

KITCHEN/BREAKFAST ROOM:
19' 5" x 7' 5" (5.92m x 2.26m)
Skylight windows and rear aspect windows. Double radiator and part tiled walls. Roll top worksurfaces with Stainless steel single drainer sink unit with mixer tap. Eye and base level units. Built in display unit with shelving under. Cooker and washing machine. Extractor fan.

LIVING ROOM: 17' 6" x 12' 3"
(5.33m x 3.73m)
Picture rail and double aspect windows. Feature fireplace with wood surround. Single radiator.

STAIRS TO LANDING:
Loft access. Doors to-:

BEDROOM ONE: 16' 1" x 12' 1"
(4.9m x 3.68m)
Front aspect window and single radiator. Feature fireplace. Telephone point.

BEDROOM TWO: 16' 1" x 13' 2"
(4.9m x 4.01m)

Rear aspect window and single radiator. Two fitted double wardrobes with cupboards above. Telephone point.

Due to the Property Misdescriptions
Act:

It is not our policy to test services, heating systems and domestic appliances and we therefore cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

