



Amelie Place, 22 Esher Park Avenue, Esher



A Stylish First Floor Luxury Apartment

A stylish first floor luxury apartment finished to a high specification throughout and located in Esher's premier private road, adjacent to the high street.

The apartment is presented in show home condition and offers three bedrooms, two bathrooms and a spacious open plan living/dining/family space opening onto a large covered terrace overlooking the south west facing communal grounds. The kitchen is fully fitted with Miele appliances throughout including double oven, warming draw, dishwasher and wine fridge.

The apartment benefits from two underground parking spaces, a large store cupboard, and one above ground parking space.

Esher high street has an excellent range of restaurants and shops, including Waitrose, Cote, Giggling Squid, The Good Earth, an Everyman Cinema, along with a number of coffee shops and pubs.

There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym, and squash. The historic Hampton Court Palace and the National Trust owned Claremont Landscaped Gardens are all within the town.

The towns of Kingston upon Thames and Guildford are a short distance away, providing a wide selection of high street names and department stores. Communication links are excellent, with the station providing a fast and frequent service to London Waterloo. The A3 offers direct access to central London, the M25, Heathrow and Gatwick airports, and the South.

Tenure: Share of Freehold

Council Tax Band: H

Annual Service Charge: £10,800

Ground Rent Review Period: 999 years from 1 January 2014

Local Authority: Elmbridge Borough Council



3



2



2



EPC

B











Location description

Esher High Street - 700 yards
Claygate Station - 1 mile
Esher Station - 1.25 miles
A3 - 1.5 miles
Cobham - 4 miles
Kingston - 5 miles
Central London - 16 miles

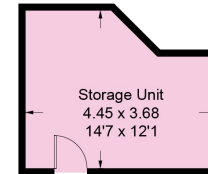
All distances and times are approximate.

Please check catchment areas for specific schools as these are subject to change.

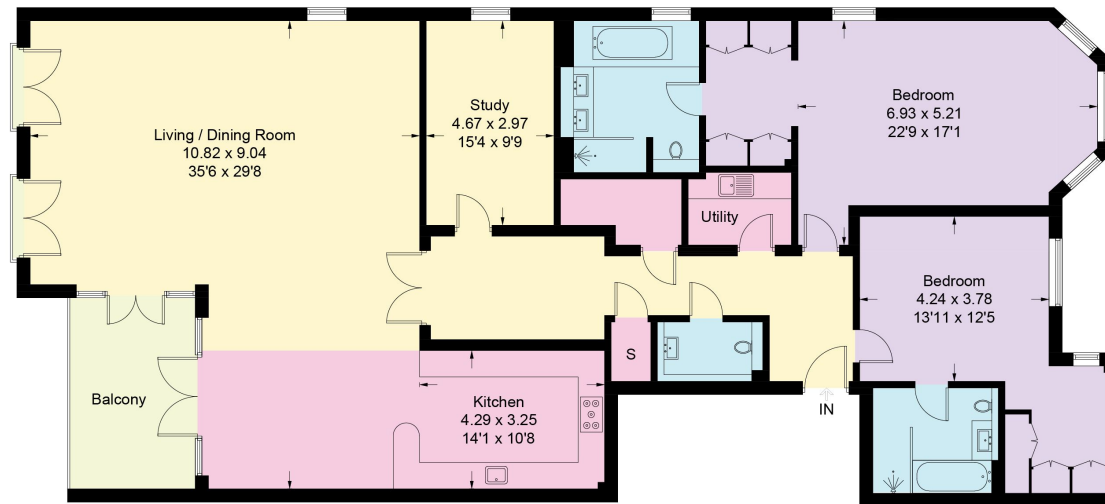


Esher Park Avenue, KT10

Approximate Gross Internal Area = 229.1 sq m / 2467 sq ft
Storage Unit = 14.1 sq m / 152 sq ft
Total = 243.2 sq m / 2619 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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