

# Leopold Court, Princess Square, Esher, KT10

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# An Immaculately Presented Ground Floor Apartment

An exceptional ground-floor apartment in the prestigious Princess Square, built in 2010 by Royalton to the highest standard. This immaculately presented two-bedroom, two-bathroom residence offers luxury living with a private terrace and two secure underground parking spaces.

Constructed to a superb specification, the apartment features:

- Integrated air conditioning in the main living/kitchen/dining area and the principle bedroom.
- South-facing wraparound terrace with direct access to the communal gardens
- Underfloor heating throughout
- Crestron mood lighting system
- Integrated Sonos sound system
- Two secure underground parking spaces

Residents benefit from outstanding communal amenities, including:

- Concierge service
- Communal gardens
- Private gym

Princess Square is an exclusive gated development designed by renowned architect Julian Bicknell, ideally located within a short distance of Esher High Street. The town offers an excellent range of restaurants and shops, including Waitrose, Cote, Gail's Bakery, Giggling Squid, The Good Earth, and an Everyman Cinema, alongside a variety of coffee shops and pubs.

Transport connections are excellent, with Esher station providing a fast and frequent service to London Waterloo. The A3 offers direct access to central London, the M25, and the South.

Recreational opportunities are plentiful, with Sandown Park offering horse racing, skiing, golf, go-karting, gym, and squash. Nearby, historic Hampton Court Palace and the National Trust-owned Claremont Landscaped Gardens provide further leisure options.

The larger towns of Kingston upon Thames and Guildford are within easy reach, offering an extensive selection of high street names and department stores.

Local Authority: Elmbridge Borough Council

Council Tax Band: G

Tenure: Leasehold (with a balance of 999 years remaining)

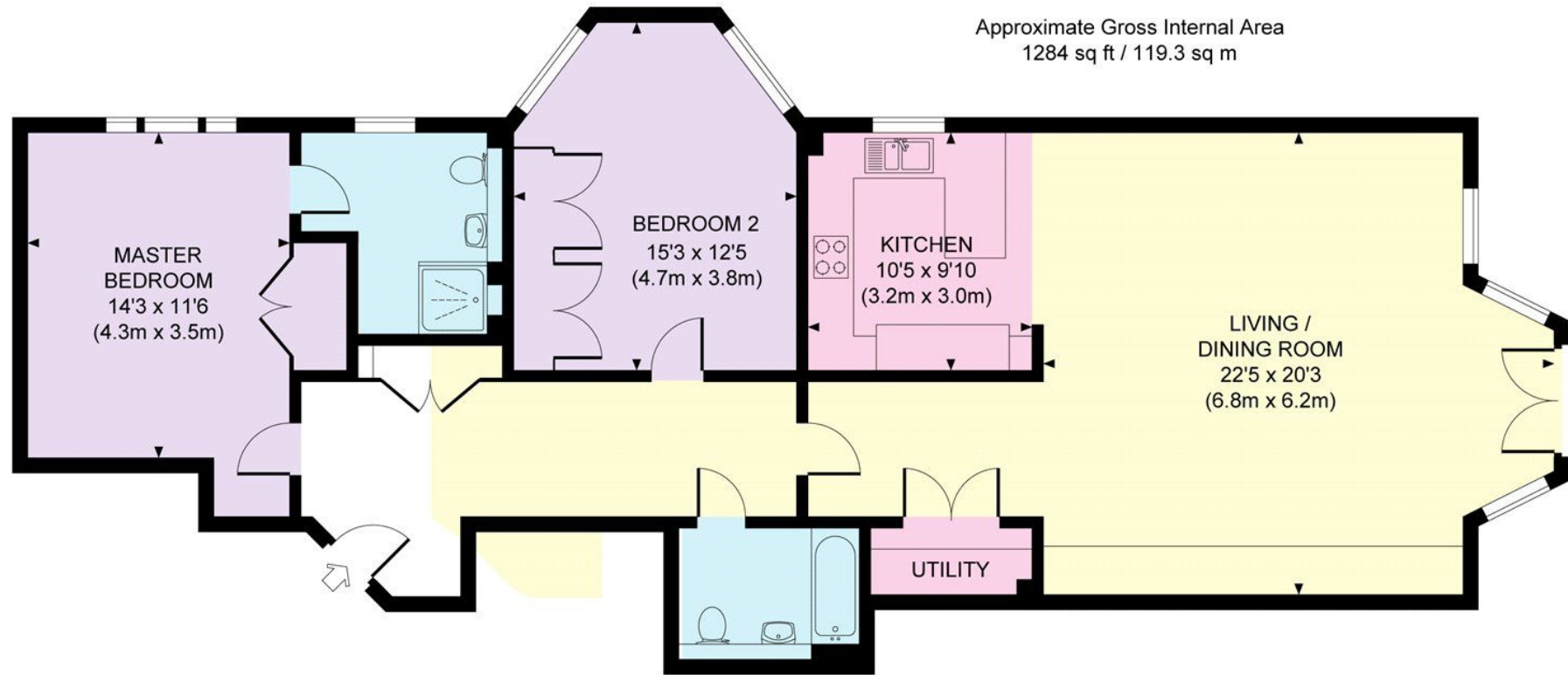




Council Tax  
Band: G  
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Elmbridge  
Borough  
Council







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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 September 2024. Photographs and videos dated September 2024.

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