



**patrick
gardner**
RESIDENTIAL

2 Burford Corner Westhumble Street, Westhumble, RH5 6BS

Asking Price £264,950



- TWO BEDROOM APARTMENT
- VILLAGE LOCATION
- STUNNING COMMUNAL GROUNDS
- GARAGE EN BLOC
- RE-CARPETED
- FIRST FLOOR
- CLOSE TO WESTHUMBLE TRAIN STATION
- RECENTLY REDECORATED
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Description

A well-presented two-bedroom apartment situated in the popular village of Westhumble and only a short distance from the mainline station. Offered to the market with no onward chain further benefits include allocated parking with garage en bloc and wonderful communal gardens.

Accommodation briefly comprises of an entrance hall providing access to all principle rooms. The double aspect kitchen enjoys views of the communal grounds and offers a selection of base units with matching eye level cupboards and space for the usual white good appliances. Two bedrooms enjoy varying aspects and are serviced by a fully fitted family bathroom that includes a bath with shower over. The formal living room is to the far end of the property.

Externally the communal grounds are a particular feature of the development with a large lawn area and a selection of mature shrubs and flower beds. Allocated parking is provided with the added benefit of a garage en bloc.

Situation

Located between the towns of Dorking and Leatherhead with their extensive range of shopping facilities and amenities and is within walking distance of Boxhill & Westhumble train station.

Situated close by is Denbies, the UK's largest vineyard, and The Stepping Stones pub, which is popular with families, ramblers and cyclists.

The property is surrounded by some of the County's finest walking, riding and cycling countryside including Norbury Park, Headley Heath, and the Surrey Hills (AONB). The linked village of Mickleham is home to the parish church, St Michaels School, the village hall and two pubs.

Gatwick and Heathrow airports are approximately fourteen and twenty-nine miles away respectively by local roads or the M25, which can be accessed at Junctions 8 or 9 (Reigate or Leatherhead).

Tenure	Leasehold
EPC	E
Council Tax Band	B
Lease	125 Years from 24 June 1988
Service Charge	£1,896 Per Annum
Ground Rent	Peppercorn



Approximate Gross Internal Area = 50.8 sq m / 547 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 62.8 sq m / 676 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1094721)
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