



Blindley Heath, Surrey

Robert  
Leech . 



A very well presented one bedroom ground floor apartment with residents parking and direct access to the communal garden. Built in the early 1980's, with a good sized living/dining room, kitchen, double bedroom and bathroom.  
**NO ONWARD CHAIN**



Set in a quiet cul-de-sac location in Blindley Heath. The property is approached via a communal entrance hall.

The private entrance hall has three handy storage cupboards. The good sized living/dining room and a door to the communal garden and access to the kitchen. With a window to the front, the kitchen has range of wall and base units and integrated oven and hob. The double bedroom has a window to the rear and a built in double wardrobe. The bathroom has a shower cubicle, wash hand basin and w.c.

Outside there is a communal south west facing rear garden with patio, shed and lawned area.



## At a glance

- One Double Bedroom
- Quiet Cul-de-sac Location
- Communal Garden
- Good Sized Living/Dining Room
- Gas Central Heating
- No Onward Chain
- EPC Rating C
- Good road access to M25 and Gatwick
- Ground Floor
- Fitted Kitchen
- Residents Parking

## Location

This property is situated in a quiet cul-de-sac within Blindley Heath village. The village of Lingfield is approximately three miles distant, centered around its picturesque pond, with shops for everyday requirements and mainline station. Lingfield is famous for its all weather racecourse and there is excellent walking and riding in the locality.

## Intrigued?

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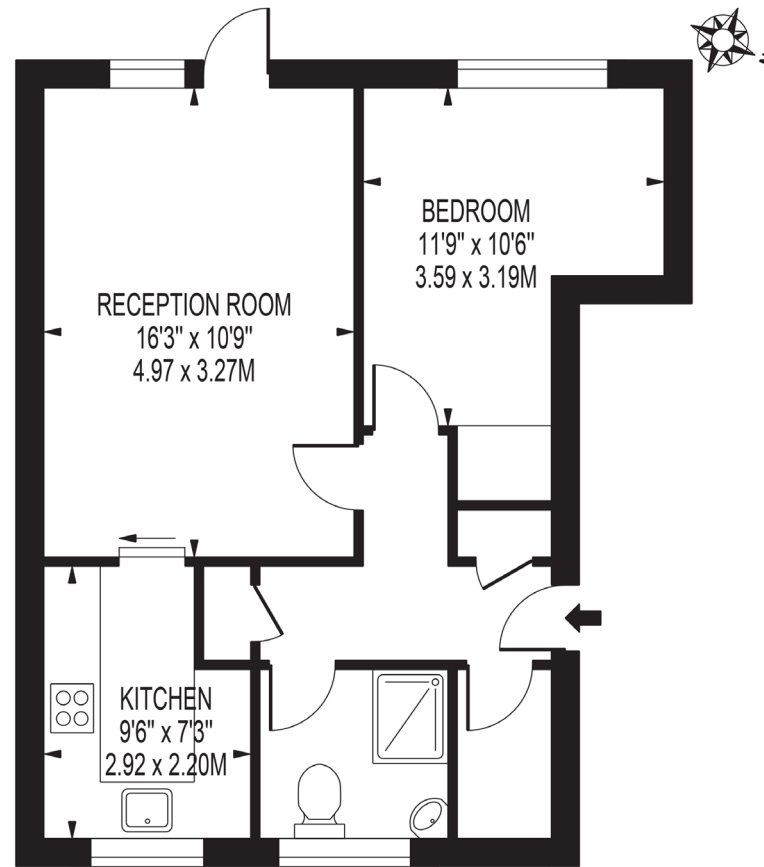
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## COTTENHAMS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 491 SQ FT - 45.60 SQ M



### FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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