





FIRCROFT, EPSOM ROAD

LEATHERHEAD, KT22 8TA

A First Floor Apartment

**Conveniently Located For Both the
Town and Station**

Immediate Vacant Possession

159 Year Lease Unexpired

Excellent Decorative Order

Entrance Hall • Lounge/Dining room

Separate Refitted Kitchen with new Appliances

Double Bedroom with wardrobe • Bathroom

Allocated Parking

Telephone Entry System

Combination Gas Fired Boiler

Gas Central Heating to Radiators

Communal Garden • Visitor Parking



A PURPOSE BUILT FIRST FLOOR apartment constructed by Peacock Homes around 1994 having mellow brick and feature red brick elevations under a pitched tiled roof. Situated in an established area within walking distance of the town centre and main line station and also within easy reach of Junction 9, the Leatherhead Intersection of the M25. Internally the accommodation is presented in excellent decorative order and comprises a good size lounge/dining room, separate fitted kitchen, double bedroom with built in wardrobe, bathroom and entrance hall with built in double storage cupboard. In addition the apartment benefits from a combination boiler, gas central heating to radiators and the lease has been extended to 2183. The property benefits further from an allocated parking space, visitor parking and security entry system, an internal inspection is highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE

Covered entrance porch, courtesy light and secure entry system leading to lobby with stairs to first floor landing.

FIRST FLOOR

ENTRANCE HALL

single radiator panel, telephone intercom system, built in double storage cupboard, coved ceiling, Honeywell heating thermostat control, door to:

LOUNGE/DINING ROOM 18'9" × 9'9" (5.72m × 2.97m)

Views to front, two single radiator panels, t.v point, serving hatch, coved ceiling.

FITTED KITCHEN 11'8" × 5'4" (3.56m × 1.63m)

Recently refitted with a range of wall and floor units with contrasting work surfaces, inset single bowl single drainer stainless steel sink unit, new built in electric oven & grill, new hob, extractor hood, new integrated fridge/freezer, new washing machine, new dishwasher, wall mounted Baxi combination gas fired boiler for central heating and domestic hot water, window, extractor fan and single panel radiator.

BEDROOM 1 11'8" × 9'8" (3.56m × 2.95m)

max, single radiator panel, built in double floor to ceiling wardrobe with sliding doors and hanging space, coved ceiling.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, shower screen, tiled display shelf, part tiled walls, extractor fan, shaver point, vinyl wood effect floor, single panel radiator, obscure glazed window.

OUTSIDE

COMMUNAL GARDENS

Laid to lawn with shaped flower borders, variety of shrubs and plants, timber garden bench and low level evergreen hedges.

ALLOCATED PARKING SPACE

VISITOR PARKING

There are a number of allocated visitor parking spaces situated to the front of the building, marked 'V'.





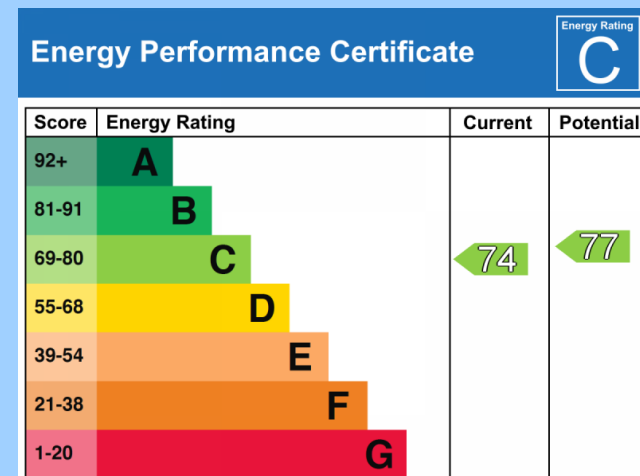
Total area: approx. 481.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 3 - Mole Valley Council - Band C
- Note 4 - Lease 189 years from 1994.
- Note 5 - Peppercorn Ground Rent.
- Note 6 - Maintenance £1391.17 2023/2024

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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