



6 ARBROOK HALL CHURCH ROAD

CLAYGATE, KT10 0AR

£435,000
LEASEHOLD

A seldom available ground floor apartment, located within a popular and secure gated development, adjacent to the K3 bus route and a short walk from the village centre and amenities


**BURTON
MATTHEWS**

6 ARBROOK HALL CHURCH



A seldom available and highly prized ground floor apartment, set within a gated and secure, consistently popular development and an enviable location adjacent to the K3 bus route and just a short walk to the village centre. These particular apartments benefit from well maintained communal gardens with the ground floor properties also featuring private patios and therefore likely to appeal to a range of buyers from traditional downsizers, investors and first time buyers. The accommodation is simply arranged with an entrance hall leading into a dual aspect reception room with French doors to the patio, separate fitted kitchen with space for a small circular table, two double bedrooms and two bath / shower rooms with the main bedroom also benefitting from a dressing area before the en suite. Double glazing and gas central heating mean that bills should be kept relatively well under control in this attractive apartment and a share of the freehold completes the picture.

Additional Information

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

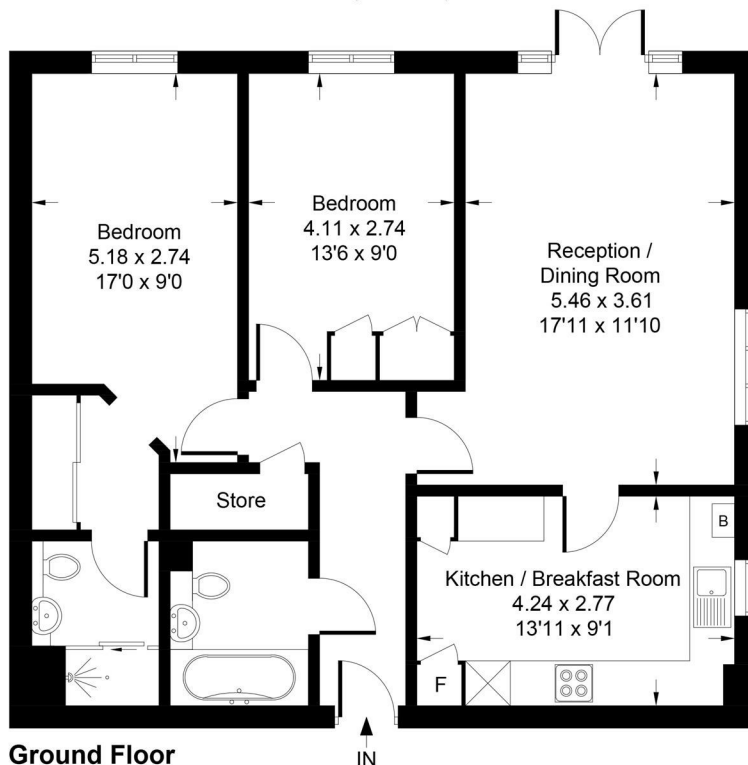
Floor Area – 859.00 sq ft

Tenure – Leasehold



Arbrook Hall, Church Road, Claygate, KT10

Approximate Gross Internal Area
79.8 sq m / 859 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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