



Harpers House, Challenge Court, Leatherhead, KT22 7UP

welcome to

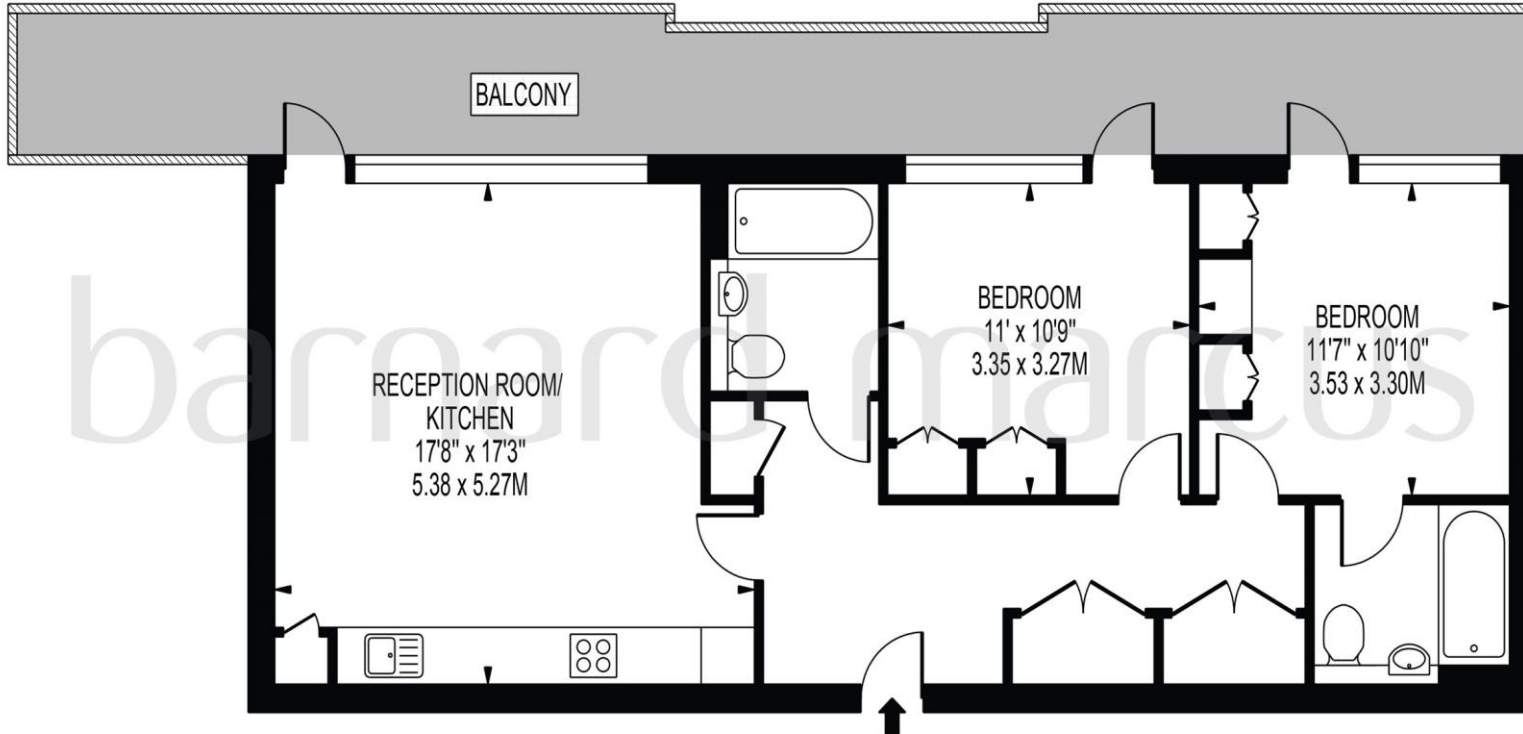
Harpers House, Challenge Court, Leatherhead

Barnard Marcus are delighted to welcome to the market this large 2 double bedroom, top floor penthouse apartment set in Challenge Court, Leatherhead



HARPERS HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 791 SQ FT - 73.51 SQ M



THIRD 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.

This exceptionally modern apartment spans a generous 1066 sq ft of contemporary living accommodation and resides in the highly sought after Leatherhead area. The property further benefits from a large balcony with stunning views.

This penthouse apartment was built in 2019 and is designed to a high specification throughout, offering excellent open plan living, with floor to ceiling windows, which contribute natural light throughout. The property also boasts a large private wrap around balcony and secure underground parking. The kitchen benefits from fully integrated appliances. Within this penthouse living, you will also find a family bathroom, and a luxury ensuite to the master bedroom. Being not far from Leatherhead town centre you have full access to the extensive range of shops, pubs, bars and restaurants as well as theatre, and other recreational and educational facilities. The train station is a short walk for commuters serving London and the south coast, and for drivers the M25 Junction is very close by, as is the A24 and with the A25 within easy reach. The whole area is renowned for its outstanding countryside and natural beauty making it a big attraction for walkers, cyclists and riders amongst others.

welcome to

Harpers House, Challenge Court, Leatherhead

- Top Floor Penthouse Apartment
- No Onward Chain
- Large balcony
- Secure gated entry
- Over 1050 sq ft

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 245 years from 21 Nov 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



view this property online barnardmarcus.co.uk/Property/EPS109280



Property Ref:
EPS109280 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



barnardmarcus.co.uk