



**7 Copthorne Place, Forest Road,  
Effingham Junction, Surrey, KT24 5HL**

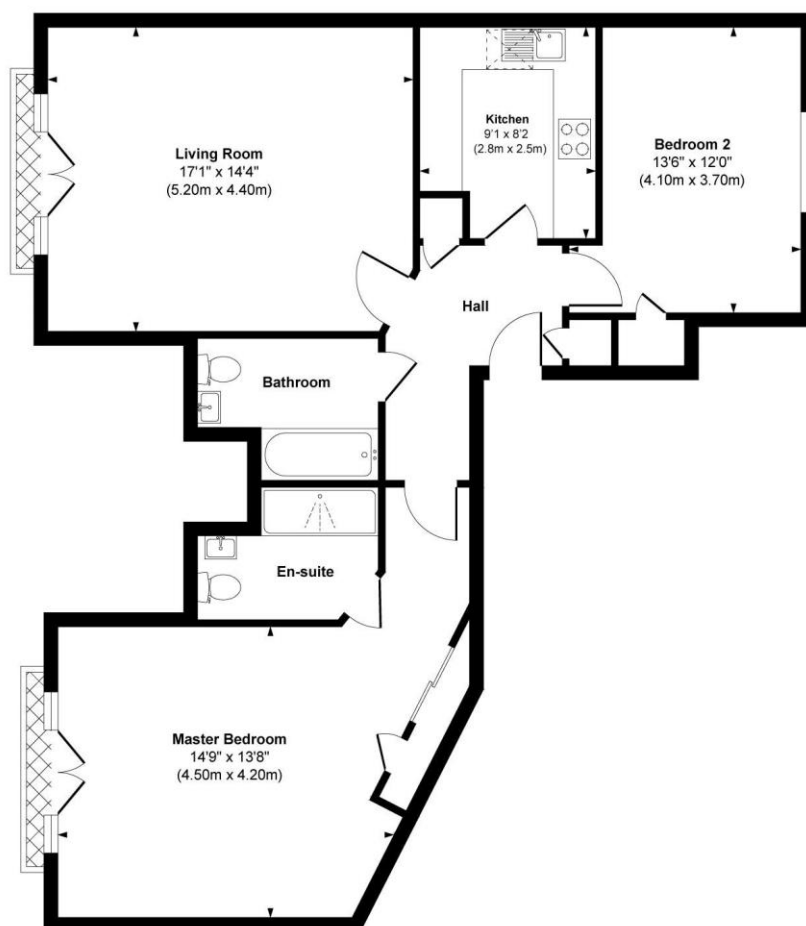
**£399,950 Leasehold**

**Directions**

From our offices in East Horsley take the Ockham Road North for about 1/3 of a mile and turn right into The Drift. Proceed past The Drift golf club and at the end of the lane turn left into Forest Road. After about 1/4 of a mile Copthorne Place will be found on the left hand side, on the corner of Forest Road and Old Lane, the entrance being in Old Lane.

**Local Authority**

Guildford Borough Council: 01483 505050



Approximate Gross Internal Floor Area 896 sq. ft / 83.28 sq. m  
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A bright and spacious two bedroom, two bathroom second floor flat located a short walk to Effingham Junction train station with two allocated parking spaces and communal garden.



**THE PROPERTY**

OFFERED FOR SALE WITH A £10,000 VENDOR CASHBACK UPON COMPLETION AND WITH VACANT POSSESSION. A spacious penthouse apartment located in a small private development within a short walk of Effingham Junction Station. Copthorne Place is a delightful and well-maintained development of just eight apartments in total with number seven being on the second floor with both lift and stair access. The property comes with two double bedrooms the principle being exceptionally large with a Juliet balcony and en-suite shower room. The large living/dining room also has a Juliet balcony with a southerly aspect flooding light into the room, whilst the kitchen is well-appointed and has many built-in appliances. In addition to the en-suite shower room, there is a family bathroom and there is ample storage throughout the flat with many built-in wardrobes and cupboards. Outside there are communal gardens and the property comes with allocated parking for two cars. Effingham Junction Station, Effingham Common and an excellent local shop are all just a short walk away, whilst the larger centres of Cobham, East Horsley and Guildford are all easily accessible by both rail and car, whilst both Heathrow and Gatwick airports are both only about a half hour drive away. Council Tax Band D. Ground Rent: £147.50 per 6 months, Service Charge: £2,500 per annum.

