



Flat 1, 5 – 6 Bishopsmead Parade,
East Horsley, Surrey, KT24 6RT

£349,950 Leasehold

Directions

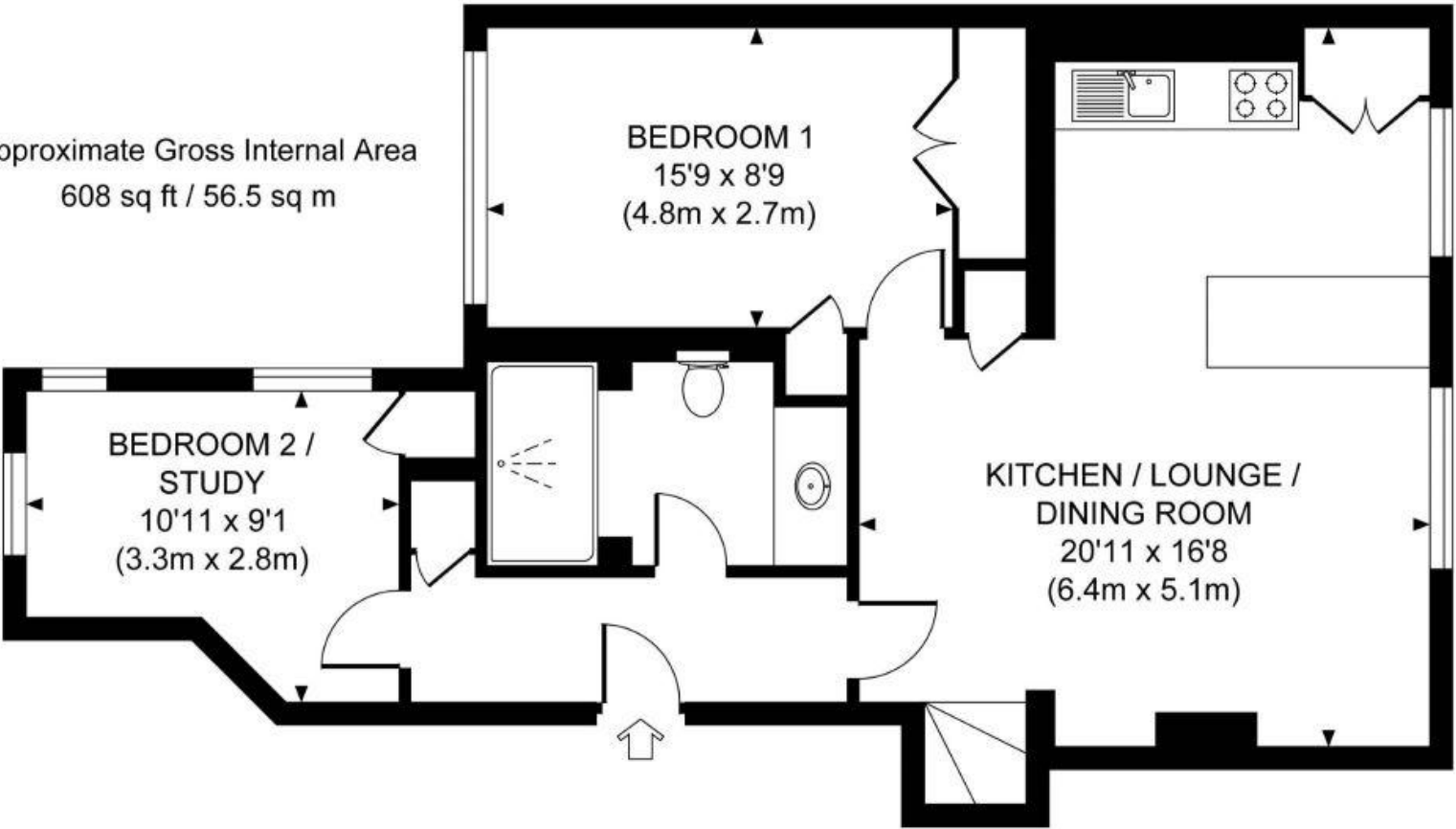
From our office in East Horsley turn left through the shops on the Ockham Road South for about one mile and Bishopsmead Parade will be found on your left hand side.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
608 sq ft / 56.5 sq m



**Flat 1, 5-6 Bishopsmead Parade, East
Horsley, Surrey, KT24 6RT**

An immaculate character two bedroom apartment with a spacious kitchen/lounge/dining room and private outside terrace located at Bishopsmead Parade shops about one mile from East Horsley village centre and commuter station.



THE PROPERTY This superb, character two bedroom first floor apartment is presented in excellent order throughout and is ideal for an individual or couple. The accommodation comprises of an entrance hall with a useful utility cupboard to house a washing machine and a door into the spacious kitchen/lounge/dining room. An excellent L-shaped room with a modern fitted kitchen and all the appliances you would expect. In the lounge/dining area there is plenty of room for a sofa and dining table. The excellent sized main bedroom has both a double opening and single opening wardrobe with plenty of room for a double bed. Bedroom two/study is a light, dual aspect room with a single opening wardrobe. The shower room has an over-sized walk-in shower, w.c and contemporary basin with storage below. The property benefits from an electric boiler for heating and water installed in March 2023, herringbone wood block flooring and replacement double glazing which remains faithful to the original design. There is an allocated parking space together with an outside roof terrace perfect to enjoy a BBQ or drinks with friends. Bishopsmead Parade has a number of shops including a post office, coffee shop and take away. East Horsley village centre and station with trains to London and Guildford is one mile away. Please note the flat is being sold with no onward chain. Length of lease: 125 years from 1st January 2009. Annual maintenance charge: £1,170.00. Ground rent: £100 pa. Ground rent review period: TBC, speak to the agent. Council Tax D.

