



HENSHAWS



8 Linden Place,

East Horsley, Surrey, KT24 6QB

£290,000 Share of Freehold

Directions

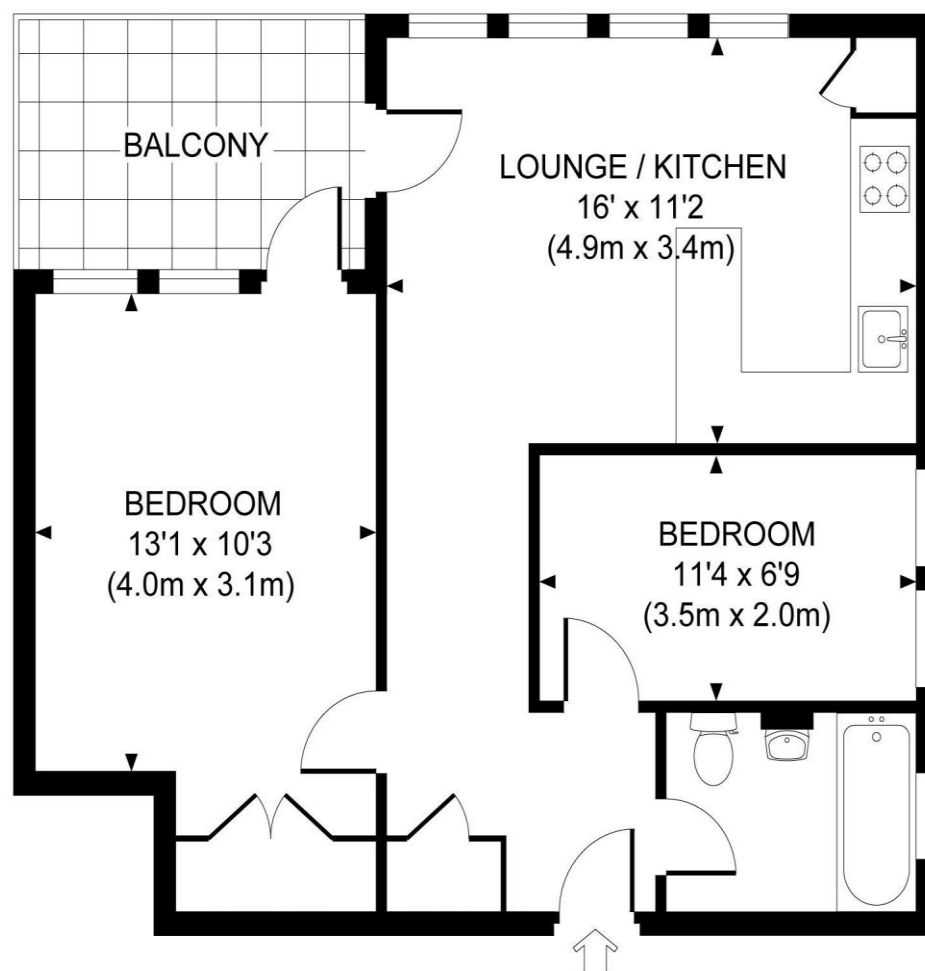
From our offices in East Horsley Linden Place is about 100m up Station Approach on the left hand side.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area
543 sq ft / 50.4 sq m



Energy Performance Certificate

8, Linden Place, Station Approach, LEATHERHEAD, KT24 6QB

Dwelling type: Top-floor flat Reference number: 8992-6642-6828-6997-0043
 Date of assessment: 14 October 2014 Type of assessment: RPSAP, existing dwelling
 Date of certificate: 14 October 2014 Total floor area: 58 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,680
Over 3 years you could save	£ 153

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 1,134 over 3 years	£ 981 over 3 years	
Hot Water	£ 396 over 3 years	£ 396 over 3 years	
Totals	£ 1,680	£ 1,527	You could save £ 153 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
92-100 A	71	72	
81-91 B			
69-80 C			
55-68 D			
49-54 E			
45-48 F			
39-44 G			
35-38 H			
29-34 I			
25-28 J			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Fan-assisted storage heaters	£600 - £800	£ 151	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/leavingenergy or call 0300 133 1234 (standard national rate). The Green Deal may show you to



Horsley Office,
2 Station Approach, East Horsley,
Surrey KT24 6QX
Tel: 01483 285757
Email: horsleyoffice@henshaws.net

Ref: EH2237

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**8 Linden Place, East Horsley, Surrey,
KT24 6QB**

A two bedroom, fully refurbished, second floor apartment with private parking in the heart of East Horsley village close to the station and shops, available with no onward chain.



THE PROPERTY

Ideal for a young couple, downsizer or investor, this completely refurbished and modernised two bedroom, second floor apartment with a private balcony, one private parking space and secure entryphone system is conveniently situated just a stone's throw from the village centre and railway station. The apartment has oak flooring throughout and a high gloss modern, fully fitted kitchen including a breakfast bar, fridge/freezer, dishwasher and washing machine together with a modern bathroom. Bedroom one has a built-in wardrobe and access to the balcony and both bedrooms and the lounge have aerial sockets for wall mounted TVs. In addition there is an excellent fully fitted loft that is ideal for storage. Please note that a new electric boiler was fitted in late 2019 and all the windows replaced earlier this year. The flat has a 89 year lease (share of freehold), bi-annual service charge of £820.00 and ground rent of £150.00 per annum. Council Tax Band C.

