

# TERRA COTTA

Independent Estate Agents

Flat 3, Coronation House, 3A Kings Court, Burrows Lane, Gomshall, Surrey GU5 9QE



An exceptionally spacious & recently constructed ground floor apartment with parking & small garden located just outside Gomshall towards Shere and Peaslake. Accommodation comprises a large reception room open plan to a bespoke kitchen/breakfast room with fully integrated appliances & door to small garden, a large double bedroom, a separate home office (2nd bedroom), utility area, a good size bathroom with bath & separate shower cubicle, & a storage cupboard for bikes/bins. Outside the property benefits from 1 allocated parking space & there are also visitor spaces. It has the benefit of being located right at the heart of the Surrey Hills AONB, with direct views of Goose Green, ideal for walkers, cyclists etc. The property benefits from superfast FTTP 1GB internet speeds, is within 1 mile of Gomshall train station with services to London via Dorking or Guildford plus Gatwick and Reading on direct services & within circa 1 mile of Shere village.

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, taking the 1st turning on the right (opposite the petrol station) into Queen Street. Follow the road to the end, continuing straight on into Burrows Lane. Continue straight over the railway crossing, then immediately after the woodland on your right turn right into the track then immediately left in front of the recently constructed barns (Kings Court), where you will find Coronation House towards the end then on your right (Unit 3A).

**Price £2,100 Unfurnished**

**Terra Cotta (Estate Agents) Ltd**

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**Please call 01483 205150 to arrange a viewing**



### COUNCIL TAX BAND - C

#### WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)

On Start Date : £1500 Rent

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent.  
Terra Cotta cannot be held responsible for any misstatement, error or omission.