

TERRA COTTA

Independent Estate Agents

Flat 1 Coronation House, 3A Kings Court, Burrows Lane, Gomshall, Surrey GU5 9QE



A newly constructed, circa 1100 sq ft ground floor apartment with parking & a large loggia (providing a private, covered outdoor space) located within circa 3/4 mile of Gomshall village, within a 2 minute drive of both Shere & Peaslake. A small communal hallway on the ground floor provides access to a large, private storage cupboard (suitable for bikes/prams/bins etc.). A further door leads into Flat 1, which offers accommodation comprising a 17ft sitting room/dining area open plan to a bespoke kitchen/breakfast room with fully integrated appliances, a separate utility room with wc beyond. Double doors lead out to a great size covered outdoor area with views to the front. There is also a very large double bedroom with an ensuite bathroom with bath, separate shower cubicle, wc, basin & a 2nd bedroom/good size study. This newly constructed property offers underfloor heating & superfast FTTP 1GB internet speeds. Outside the property benefits from 2 allocated parking spaces (one with EV car charger) & there are visitor spaces. Must be seen !

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 £2,000 pcm Unfurnished/Furnished

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House,
Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147



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		
69-80	C	80 C	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.