



# HENSHAWS



**52 Hawks Hill Court, Elmer Cottages,  
Guildford Road, Fetcham, Surrey, KT22 9BX**

**£295,000 Leasehold**

### Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until you come to a roundabout at which point bear left and proceed down Hawks Hill taking the next turning on your right into Elmer Cottages. Follow this road down and round to your right hand side whereby Hawks Hill Court can be found.

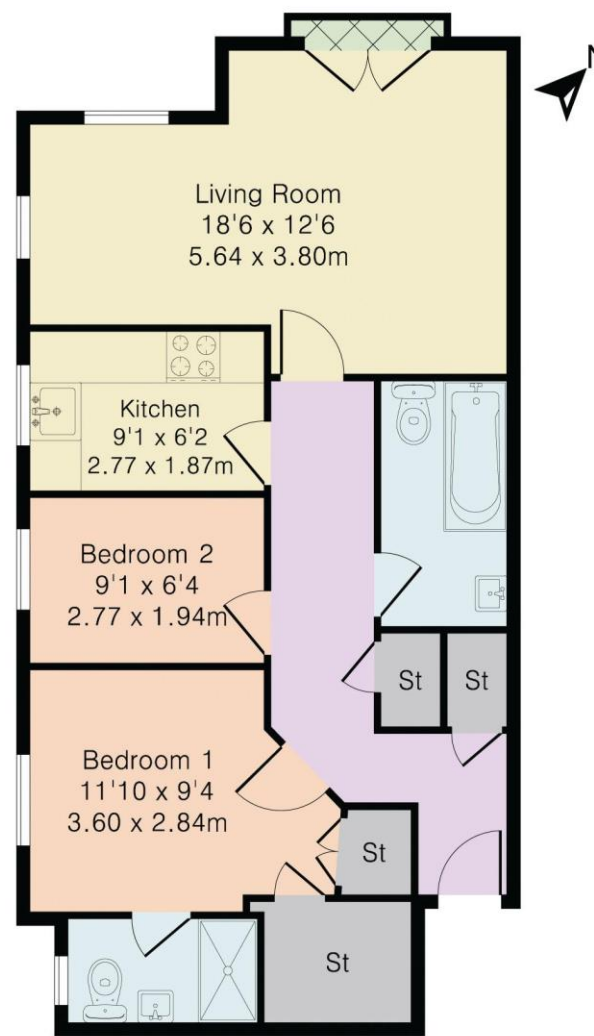
### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: D

Service Charge: £1,496.64 per annum  
Estate Service Charge: £246.20 per annum  
Lease: TBA

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

Approximate Gross Internal Area 646 sq ft - 60 sq m



First Floor



Bookham Office  
Rayleigh House  
32 High Street  
Great Bookham  
Tel: 01372 450255  
Email: bookhamoffice@henshaws.net

Ref: 10/24/4098

[www.henshaws.net](http://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.

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A recently modernised 2 bedroom first floor apartment situated in a highly regarded development offering easy access to both Fetcham village and Leatherhead town centre. NO ONWARD CHAIN

**THE PROPERTY**

This modern apartment is presented in excellent order throughout and now benefits from a light, bright and contemporary feel as well as spacious accommodation. Currently this consists of a generous size living room/ dining room with Juliet balcony and pleasant views, separate kitchen incorporating an excellent range of matching eye and base level units together with ample work surfaces, two bedrooms master with ensuite shower room and family bathroom. Other benefits include communal gardens and two parking spaces.



**SITUATION**

The property is located approximately a 10 min walk from Leatherhead town centre which provides a good range of amenities to include a main line train station into London Waterloo and Victoria. Also within easy reach is the M25, junction 9 providing good access to both Heathrow and Gatwick airports. The area is well served by excellent local schools both in the state and private sectors.

