



8 Linden Place, Station Approach
East Horsley, Surrey KT24 6QB

W & S

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A stunning 2 bedroom top floor apartment with private balcony and allocated parking within this landmark development in the epicentre of the village.





8 Linden Place, Station Approach East Horsley, Surrey

Situated in the very heart of the village within a stone's throw of the shops and Station (Waterloo 45 mins) is this remarkable 2 bedroom apartment with a real 'on top of the world' feeling!

For those new to the area, Linden Place is a select development of just 10 apartments ideally positioned to take full advantage of all the amenities which abound in the village centre. Set beyond a driveway from Station Approach, each apartment has its own private allocated parking with additional visitor parking bays, with a covered entrance where there is an Entryphone access system to the communal hall. Rising to the 2nd floor, is the entrance to this rather special property within the development.

Comprehensive improvements by the current owners include oak flooring with matching internal doors along with radiator central heating, a fully equipped kitchen with high gloss units & quartz worktops and new replacement windows and doors throughout, to name but a few, making this a home which one literally can unpack and enjoy without even lifting a paint brush on day one.

The accommodation flows from the entrance hall with oak flooring which leads through to the living spaces of the bright and spacious lounge which is open plan to the cleverly designed kitchen which incorporates a breakfast/dining bar along with a door directly to the West facing private balcony - the perfect place to relax in the setting sun at the end of the day.

From the hall there is also access to the 2 bedrooms, notably the main bedroom having built-in wardrobes and also with its own access to the balcony. To complete the spaces is high quality white bathroom suite which is fully tiled in soft tones and includes a deluge shower over the bath and glass shower screen. Centrally heated to radiators via an electric boiler installed quite recently, in truth there is precious little in the apartment which requires further updating, making it in effect as luxuriously appointed as any new build apartment one could hope to purchase today. Viewing highly recommended.

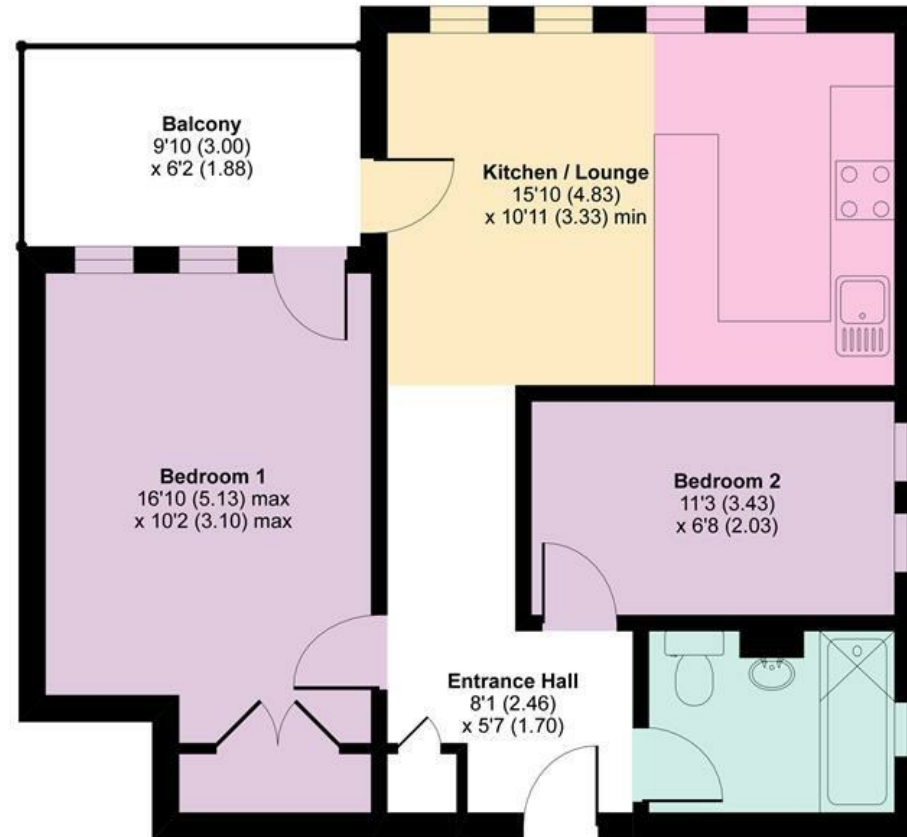
Tenure: Leasehold with Share of Freehold

Term: 90 years unexpired. Bi-annual Service Charge: £820 Ground Rent: £150 pa



Approximate Area = 550 sq ft / 51 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Wills and Smerdon. REF: 673334



DIRECTIONS

From our offices proceed across the road passing the end of Cobham Way and into Station Approach where the driveway to Linden Place will be found immediately on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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