



7 Linden Place
East Horsley, Surrey KT24 6QB

W & S

Tel| 01483 284 141
Email| enquiries@willsandsmerdon.co.uk
Web| willsandsmerdon.co.uk



PRICE REDUCTION A refurbished top floor one bedroom flat in a most central location, ideally suited for access to Horsley Station, with allocated parking and entry phone system and close to local amenities and open countryside.





7 Linden Place

East Horsley, Surrey

A refurbished top floor one bedroom flat in a most central location, ideally suited for access to Horsley Station (London Waterloo 42 minutes/Guildford 10 minutes) with allocated parking and located in the heart of Horsley village.

Accessed via a communal staircase, the immaculately presented accommodation comprises: communal hall with entry phone security; hallway; good sized light and airy double aspect living room; refurbished kitchen equipped with white goods; double bedroom with fitted wardrobes, refitted bathroom with shower over bath; useful hall storage cupboard; electric night storage heating. Outside there is a designated parking space and visitor parking

Linden Place is ideally suited for both the commuter and those who enjoy outdoor pursuits, being located just a “stone’s throw” from East Horsley Station serving Waterloo, Guildford and everywhere in between.

Across the Ockham Road are the local shops, library and medical centre, and access to Kingston Meadows, with its playground, village hall and open countryside offering walks to West Horsley and then on to the Surrey Hills.

The property is currently tenanted so is ideal for an investment purchaser.

Tenure: Leasehold with Share of Freehold (89 years remaining)
Ground Rent £150 pa EPC rating D/58.
Bi-annual Service Charge: £820 Guildford Borough Council Band C



Approximate Gross Internal Area = 42.6 sq m / 458 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID393000)



DIRECTIONS

Linden Place is conveniently located just off Station Approach, in the heart of Horsley village and just by the station.
 ///start.raced.dance

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

