



2 Maranello House, Ockham Road South
East Horsley, Surrey KT24 6QA





Luxuriously appointed 3 bedroom ground floor apartment within this Landmark building at the epicentre of the village, with enclosed private rear garden and gate to communal grounds.

Private Gated Entrance - Vaulted Communal Hall - Lift Access to All Floors - Lounge - Two Large Double Bedrooms - Bedroom 3/Dining Room - Kitchen/Breakfast Room - Utility Room - 2 Bath/Shower Rooms (one en-suite) - Fabulous Storage - Allocated Parking - Beautifully Landscaped Grounds - No Onward Chain+





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A rare opportunity to acquire this ground floor superbly appointed and extremely spacious three bedroom, two bathroom apartment in this exclusive development, originally completed in 2004 by Squires Bridge Homes & offered for sale for the first time in 20 years. This landmark building is located right in the heart of East Horsley village itself and could not be more convenient for the shops, local amenities and the railway station. The development of just 10 apartments in total is approached through electrically operated entrance gates which leads to a secure parking area with allocated space and a main entrance with video intercom access. The quality of the development is immediately apparent as soon as you enter the communal entrance hall, with its polished porcelain floor and American white oak turning staircase as well as the lift to the upper floors. In detail, the apartment itself features underfloor heating throughout, with a spacious reception hall with both storage and an extremely useful utility room with boiler room/store beyond.

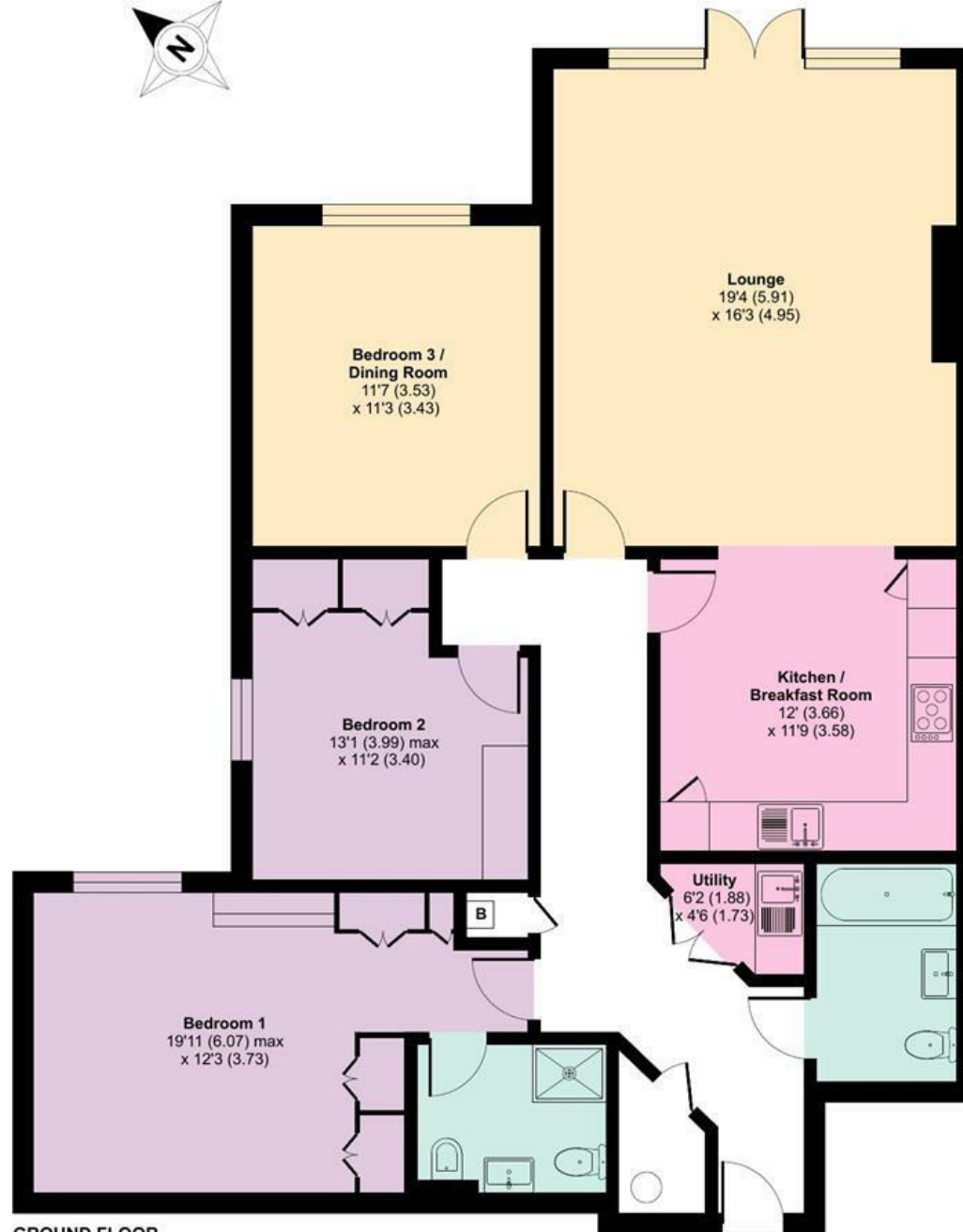
The main bedroom boasts plenty of fitted wardrobes and has a well equipped en suite shower room. The second bedroom also has built-in wardrobes with a second bathroom which is accessed directly from the main hallway having a bath with shower above. Bedroom 3/Dining Room also enjoys a rear aspect, with views over the delightful gardens. The principal reception room has a focal point coal effect gas fire with an attractive Minster surround and patio doors and windows opening onto the enclosed rear gardens.. The kitchen/dining room benefits from having Amtico flooring and is comprehensively equipped with a range of fitted units which includes a stainless steel double oven, gas hob, built-in microwave, dishwasher, fridge/freezer & Granite work surfaces. To the rear is a gated enclosed private garden, giving access to the attractive, landscaped communal gardens with pagoda, greenhouse & garden shed provided for the enjoyment of all the residents along with a brick built store for golf clubs, garden furniture etc. For the purchaser wishing to secure a prime apartment in the village centre, this is one definitely not to miss! No Onward Chain.

Council Tax Band F. Service Charge: £2,640 pa
Leasehold including Share of Freehold - 983 years remaining



Approximate Area = 1306 sq ft / 121.3 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wills and Smerdon. REF: 1193270



DIRECTIONS

From our Offices in East Horsley, Maranello House will be found directly opposite on the Ockham Road South.///sweat.edges.cave

Horsley Office | 6 Station Parade, East Horsley, Surrey, KT24 6QN T | 01483 284141
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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	

