



21b Station Parade
East Horsley, Surrey KT24 6QN
£1,200 PCM Unfurnished

A stunning top floor one bedroom conversion flat located in the heart of East Horsley village with a private garden and allocated parking space.

The accommodation comprises: communal entrance hall; stylish kitchen with high gloss grey units and integrated appliances (including dishwasher) open plan to living room ; double bedroom with fitted wardrobe; contemporary shower room; electric central heating; double glazing; allocated parking for one car. EPC rating C/69. Sorry, no pets. The property is located above The Bakery in Station Parade just a short walk from the train station (London Waterloo line). The A3 and M25 are both easily accessible. There are local shops in the village as well as beautiful countryside and recreational facilities.



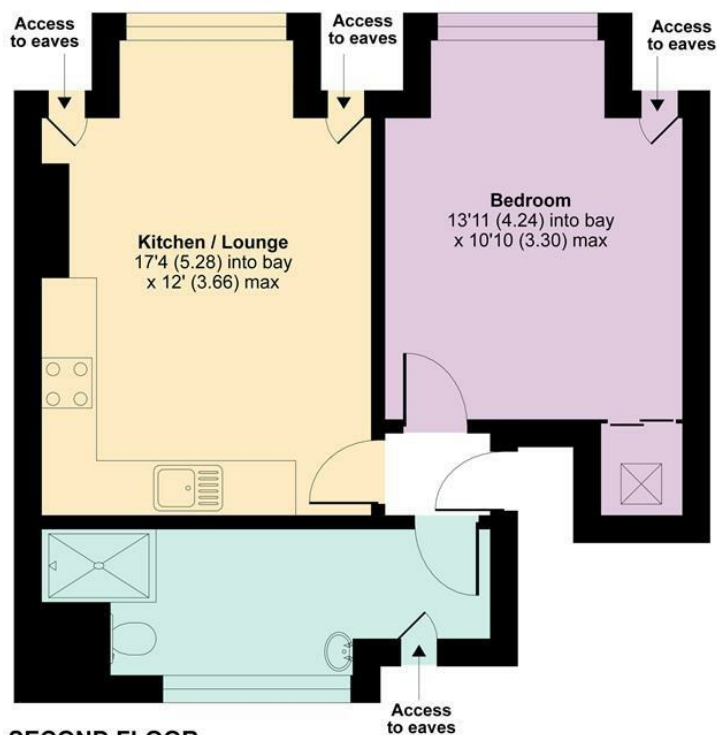
6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk

Scan the QR code for the
Material Information

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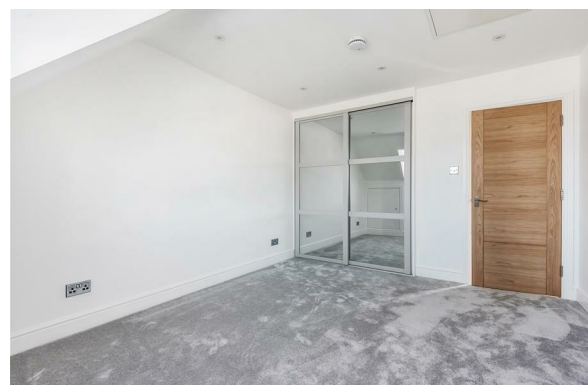
Approximate Area = 439 sq ft / 41 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2021. Produced for Wills and Smerdon. REF: 710957



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



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