



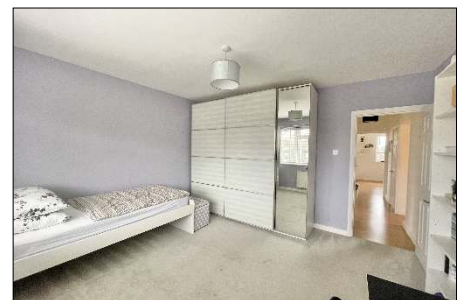
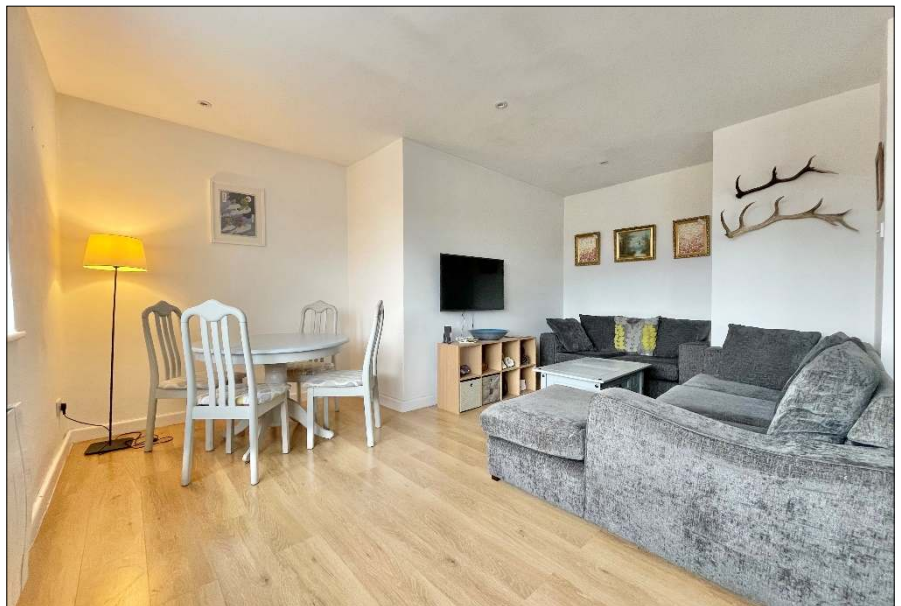
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## FLAT 2, 109A HARE LANE, CLAYGATE, SURREY KT10 0QY

A remarkably spacious second floor apartment, with its own private first floor entrance and stairway, providing 960 sq ft of accommodation. Set in the centre of the village just yards from the local restaurants, shops and mainline station. Comprising two generous double bedrooms and a stylish fitted bathroom with separate shower stand. The apartment has a large living room/dining room which is open plan to a well fitted kitchen/ breakfast room. The flat is double glazed and electrically heated. There is a shared resident parking area with space for one vehicle situated to the rear of the property. Lease: approximately 116 years. Ground rent: £100 per year. Building Insurance: £391 per year approx. Service charge £332 per year approx. **NO ONWARD CHAIN.**



**PRICE GUIDE £349,950 LEASEHOLD** EPC: Band E Council Tax: Band C

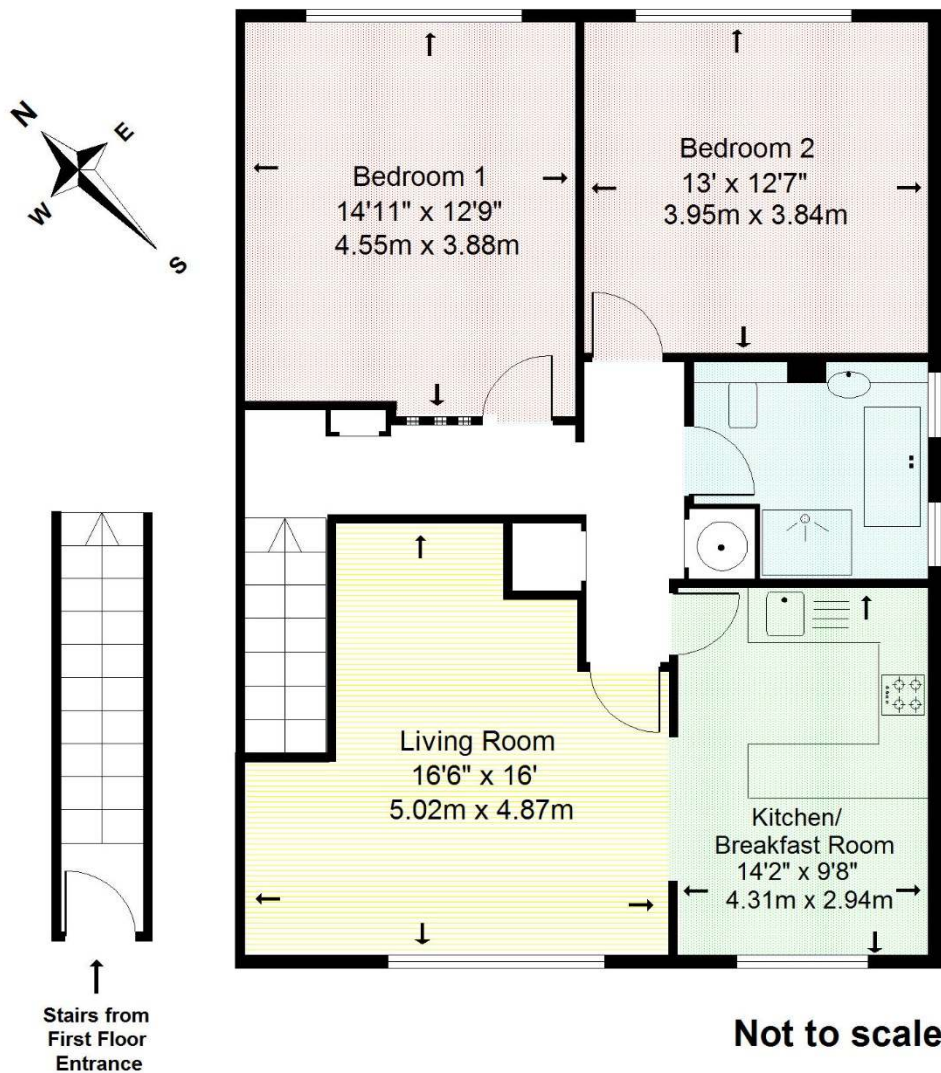
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**Flat 2, 109a Hare Lane, Claygate, Surrey. KT10 0QY**  
**Approximate Gross Internal Floor Area: 89m sq (960sq ft)**

**Second Floor**



This plan is for illustrative purposes only and is not drawn to scale unless stated. Whilst every care has been taken to ensure the accuracy of this plan, dimensions and compass bearings should be checked before making any decisions reliant upon them. Dimensions shown are to the nearest 3" and are to where indicated by arrow heads. Appliances and utilities eg. baths, cookers etc are visuals only, style and shape may differ.

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