



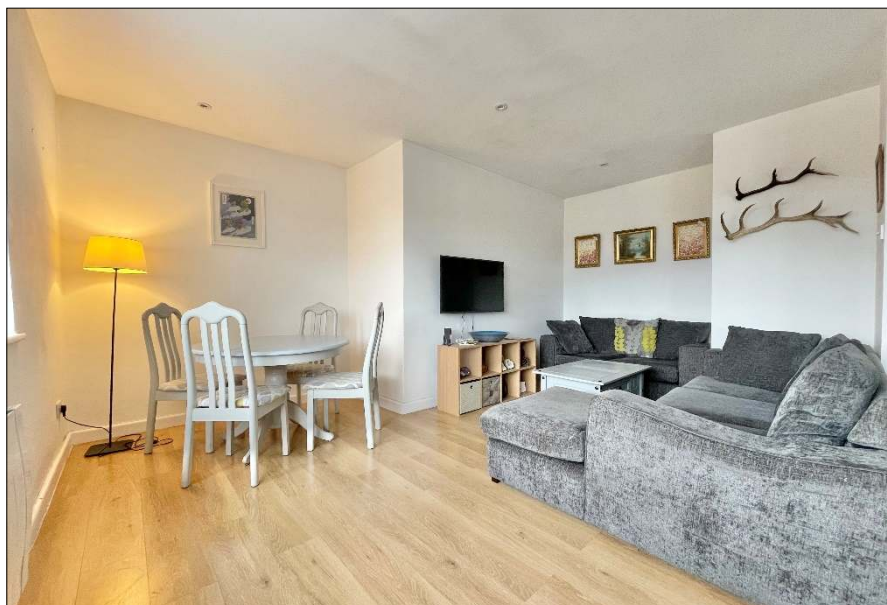
MatthewPierce
www.matthewpierce.co.uk

5 & 6 High Street,
Claygate,
Surrey,
KT10 0JG

01372 463100
claygate@matthewpierce.co.uk

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 £325,000 LEASEHOLD EPC: Band E Council Tax: Band C

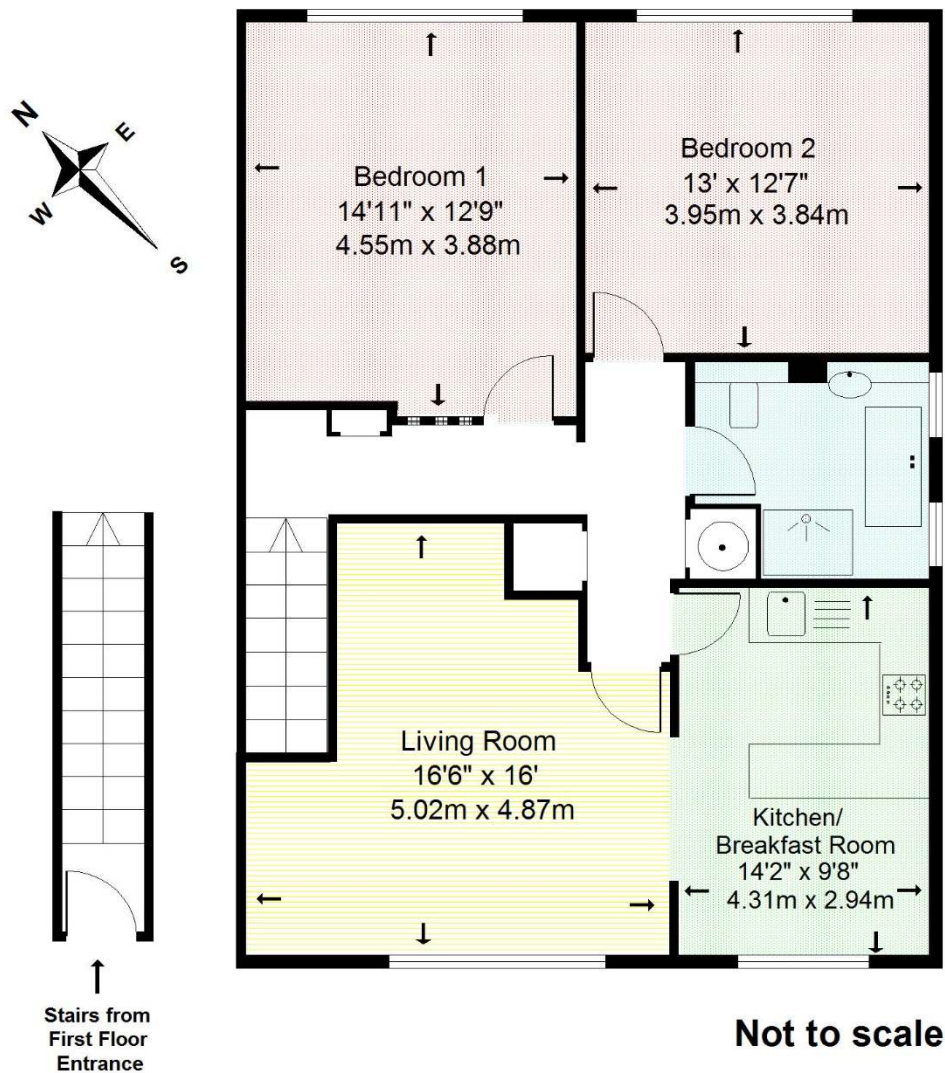
Matthew Pierce give notice that these particulars whilst believed to be accurate, are set out as a general guidance only. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. As such, it does not constitute or form part of a contract. No person in the employment of Matthew Pierce has the authority to make or give representation or warranty in relation to the property.



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.

© Drawing Rooms 2017 - Reproduced for Matthew Pierce

**THIS PLAN HAS BEEN COMMISSIONED BY MATTHEW PIERCE AND
MUST NOT BE REPRODUCED WITHOUT PRIOR PERMISSION**

