



49 Hawks Hill Court Guildford Road, Leatherhead, KT22 9BX

Asking Price £285,000

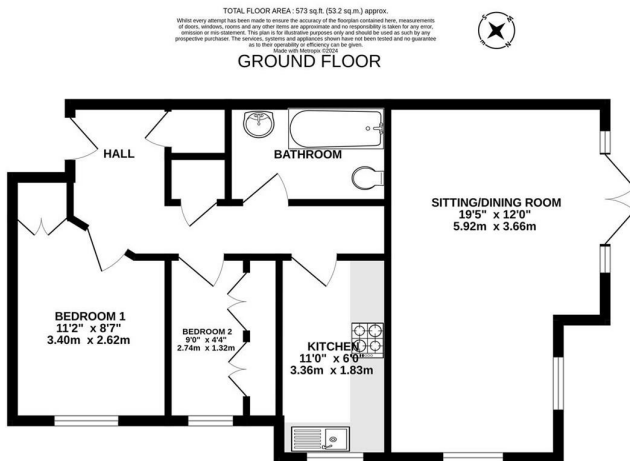
- END OF CHAIN
- GROUND FLOOR
- CLOSE TO TRAIN STATION
- SET IN LOVELY GROUNDS
- LIVING/DINING ROOM

- TWO BEDROOMS
- DOUBLE DOORS OUT TO COMMUNAL GARDEN
- ALLOCATED & VISITORS PARKING
- LONG LEASE
- TEN MINUTE WALK TO LEATHERHEAD

This two purpose-built ground floor flat is located within 10 minutes' walk of the town centre and station and is just round the corner from Leatherhead leisure centre and delightful riverside walks, comes to the market with no onward chain.

The accommodation comprises two bedrooms, fitted kitchen with integrated appliances, bathroom and a nicely proportioned lounge with dining area. The flat is fortunate enough to have double doors out to the communal gardens.

Externally, Hawks Hill Court Apartments are set in lovely mature gardens with lit paths, well maintained lawns and neat hedging bordered with fencing and a wealth of mature trees.



Tenure	Leasehold
Lease	999 years from 25.03.96 (971 years remaining)
Service Charge	£1,833.14 pa
Ground Rent	£343.14 pa
EPC	E
Council Tax Band	D

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

