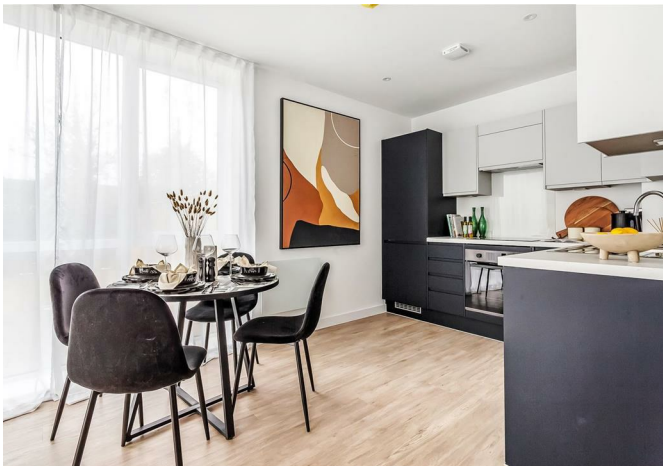




**patrick  
gardner**  
RESIDENTIAL

Thornetts House, 6 Challenge Court, Leatherhead, Surrey, KT22  
7DE

Price Guide £299,500



- FIRST FLOOR 2 BEDROOM APARTMENT
- BUILT IN CUPBOARDS
- ALLOCATED PARKING
- WALKABLE TO MAINLINE STATION
- CLOSE TO RESTAURANTS & SUPERMARKETS
- SPACIOUS CORNER SOUTH FACING PLOT
- MODERN BATHROOM
- EASY ACCESS TO M25 & A3
- 999 YEAR LEASE
- LIFT ACCESS

## Description

Apartment No. 6 in Thornetts House is a FIRST FLOOR two bedroom gem, showcasing a stunning 19'7 x 18'10 'L' shaped open-plan living space with double aspect windows that offer breathtaking views of the adjacent green fields.

The kitchen boasts contrasting units, a complete range of integrated appliances, and a practical island unit. Complete with two bedrooms and a luxurious shower room featuring a wide shower and rainfall showerhead.

Outside, you'll find a private allocated parking space with EV charging available. Rest easy with the 10-year Advantage Build Warranty.

\*Internal images taken from the Show Home (No. 2)

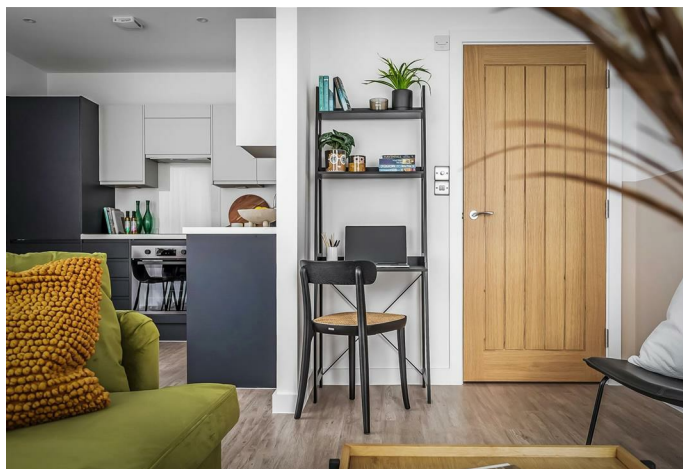
## Situation

The nearby shopping facilities in Leatherhead are within a 5 - 10 minute walk with Waitrose, Sainsburys, Tesco and Lidl all within easy reach.

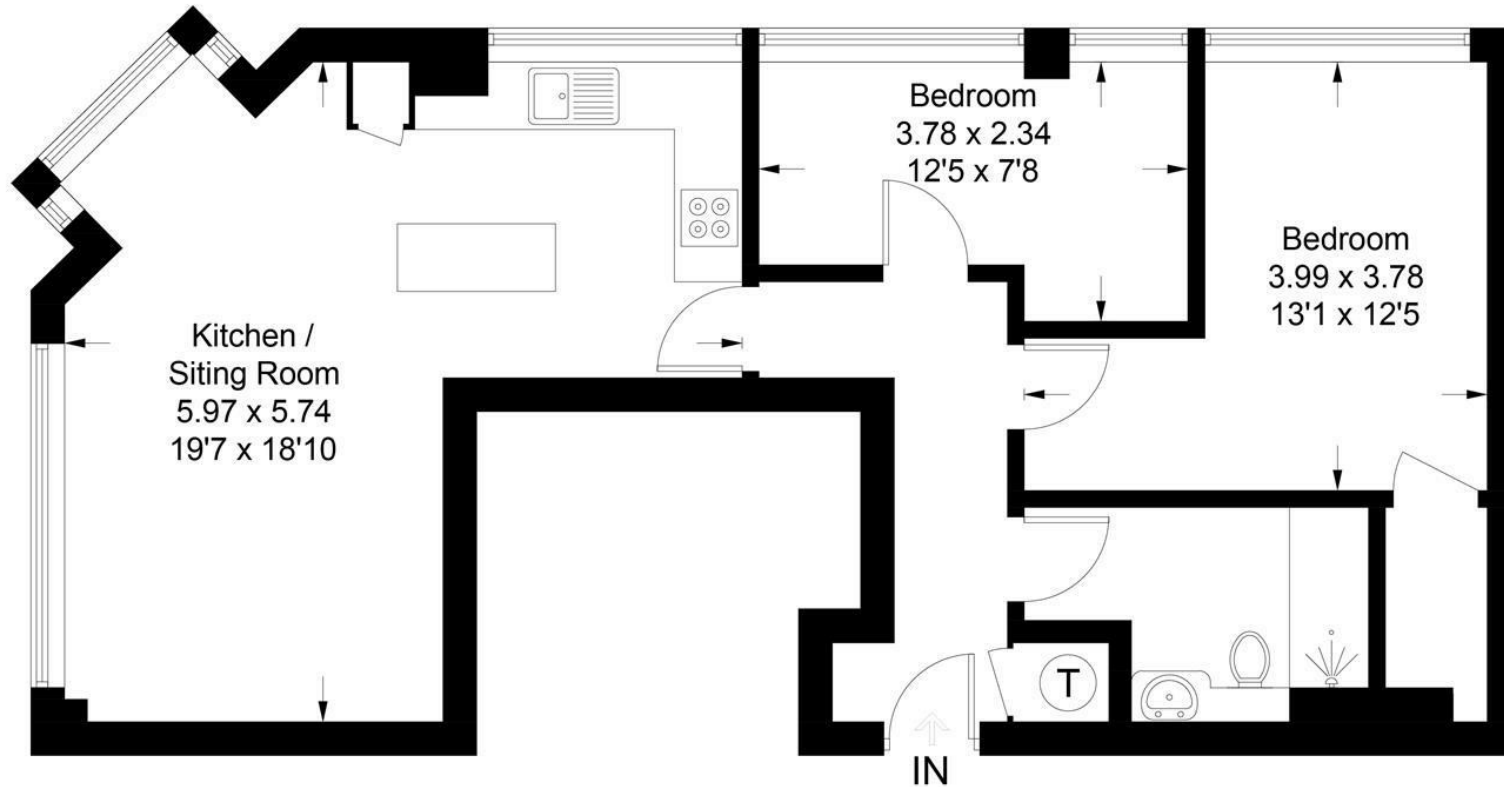
Leatherhead mainline railway station is within a 10 minute walk of the development and junction 9 of the M25 is located less than a mile away. The larger towns of Kingston and Guildford are around half an hour away and offer more wide ranging amenities and shopping facilities.

Leatherhead also lies equidistant between the international airports of Heathrow and Gatwick.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	999 Years
<b>Service Charge</b>	TBA
<b>Ground Rent</b>	Peppercorn



Approximate Gross Internal Area = 61.0 sq m / 657 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1005563)

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