



48 Hawks Hill Court Guildford Road, Fetcham, Leatherhead, KT22
9BX

Asking Price £275,000



- GROUND FLOOR APARTMENT
- TWO BEDROOMS (ONE ENSUITE)
- TWO ALLOCATED CAR PARKING SPACES
- ELECTRIC HEATING
- WALKING DISTANCE TO STATION AND TOWN
- LIVING ROOM AND KITCHEN
- SEPARATE BATHROOM
- LONG LEASE
- COMMUNAL GARDENS
- END OF CHAIN

Description

A ground floor apartment situated in this convenient position being only a short walk from the town centre, main line railway station and leisure centre.

The property is presented in good decorative order and featuring two bedrooms, with an en suite shower room off the principal. There is a dual aspect living room with space for a dining table and direct access to the garden.

Externally the property benefits from the communal grounds, two allocated car parking spaces and a number of visitor spaces.

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|-------------------------|-------------------------------------|
| Tenure | Leasehold |
| EPC | E |
| Council Tax Band | D |
| Lease | 999 years from 1996 |
| Service Charge | £2,200 per annum (Paid half yearly) |
| Ground Rent | £375 per annum |

Situation

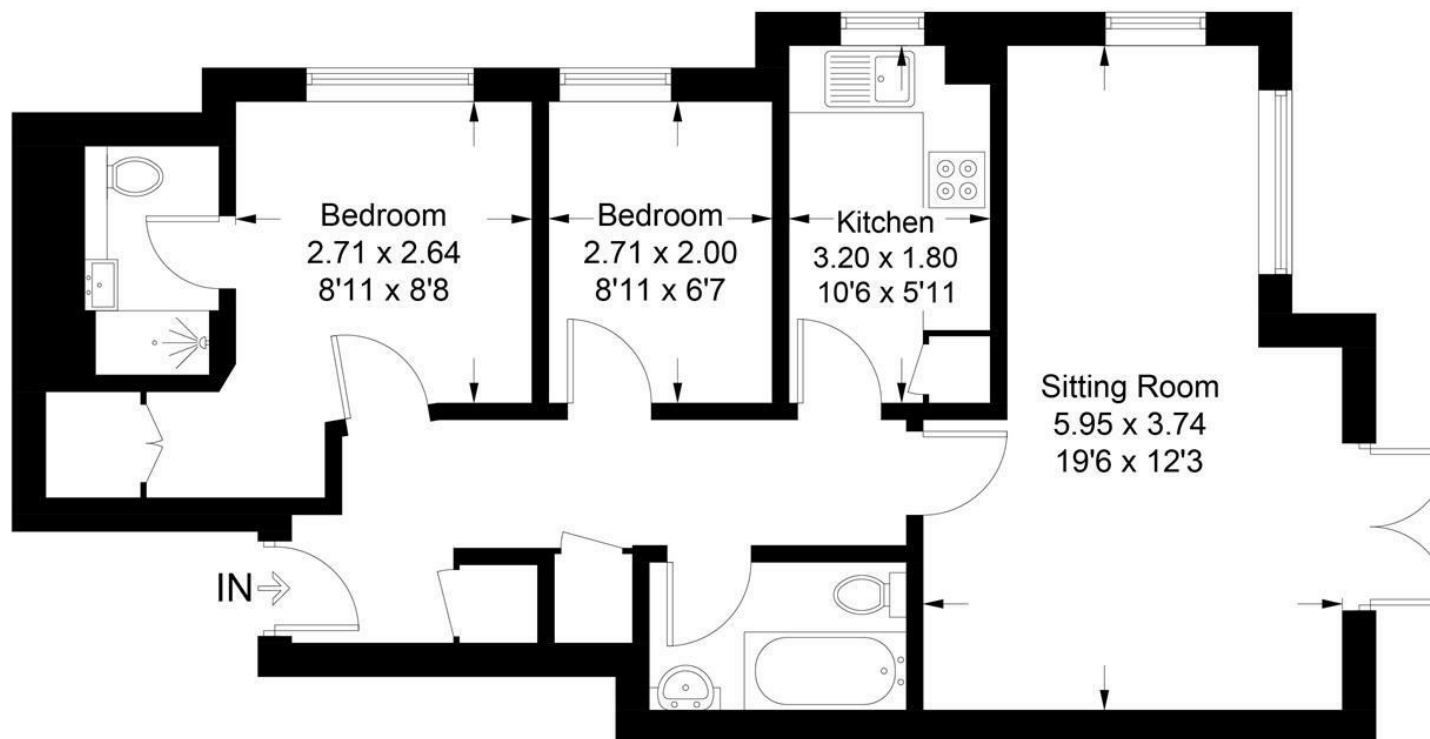
Leatherhead town centre offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.



Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



Ground 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. (ID1175733)
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