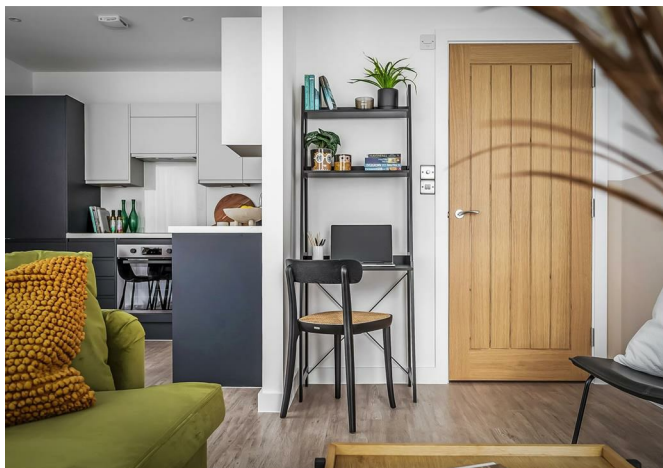




Thornetts House, 14 Challenge Court, Leatherhead, Surrey, KT22  
7DE

Price Guide £220,000





- SECOND FLOOR APARTMENT
- CONTEMPORARY BATHROOM
- ALLOCATED PARKING
- CLOSE TO RESTAURANTS & SHOPS
- WALKABLE TO MAINLINE STATION
- STYLISH MODERN KITCHEN
- LIFT ACCESS
- 10 YEAR BUILD WARRANTY
- EASY ACCESS TO M25 & A3
- LONDON WATERLOO IN 44 MINUTES

## Description

A light and airy top floor ONE BEDROOM , one bathroom, modern apartment with allocated parking and lift access.

The kitchen boasts contrasting units including a complete range of integrated appliances. Complete with a good sized bedroom and a luxurious shower room featuring a large shower and rainfall showerhead.

Outside, you'll find a private allocated parking space with EV charging available. For added peace of mind, the apartment comes with a 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.

Tenure	Leasehold
EPC	C
Council Tax Band	B
Lease	997 years
Service Charge	£2,154.06
Ground Rent	Peppercorn



Approximate Gross Internal Area = 41.7 sq m / 449 sq ft



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. (ID1005572)  
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