
woodlands

11 HOLMESDALE PARK COOPERS HILL ROAD, NUTFIELD, SURREY, RH1 4NW

OFFERS OVER £450,000

LEASEHOLD - SHARE OF FREEHOLD

Located within the luxurious, Holmesdale Park gated development, up on Nutfield ridge, this development, built and converted by Persimmon Homes, benefits from some outstanding southerly views and well kept gardens.

The apartment is situated to the rear of the building, and has double doors that open to a courtyard, complete with water fountain feature.

Through the front door there is a generous entrance hall with ample built in storage and an airing cupboard. There are two double bedrooms, the principal bedroom benefitting from a range of fitted wardrobes, and a full four piece en-suite bathroom. In addition, there is a main bathroom, a separate fitted kitchen which overlooks the courtyard, and a generous lounge/dining room, which is dual aspect and has French doors opening onto a private patio area.

There are two allocated parking spaces, along with a number of visitor parking spaces.

You have the benefit of the extensive, well kept gardens, which envelop the building and comprise of lawned areas, some very attractive flowers, mature trees, a tennis court and small lake.

Nearby, there is a lovely pub within a short walk, in addition, South Nutfield has a superb village shop, a highly regarded school and a train station which connects to London via Redhill. You also have the well stocked Priory Farm shop.

- **GROUND FLOOR APARTMENT**
- **PRIVATE PATIO**
- **GATED DEVELOPMENT**
- **BATHROOM & EN-SUITE**
- **COUNCIL TAX BAND: E**
- **PICTURESQUE SURROUNDINGS**
- **PARKING FOR 2 VEHICLES**
- **TWO DOUBLE BEDROOMS**
- **NO CHAIN**
- **EPC RATING: C**













ROOM DIMENSIONS

ENTRANCE HALL

LOUNGE/DINING ROOM
15'08" x 20'09" (4.78m x 6.32m)

KITCHEN
11'06" x 8'01" (3.51m x 2.46m)

BEDROOM ONE
9'07" x 20'09" (2.92m x 6.32m)

EN-SUITE
5'09" x 10'01" (1.75m x 3.07m)

BEDROOM TWO
11'07" x 9'04" (3.53m x 2.84m)

BATHROOM
8'05" x 5'04" (2.57m x 1.63m)

TWO PARKING SPACES

PRIVATE PATIO

SHARE OF FREEHOLD

LEASE LENGTH: 973 YEARS

GROUND RENT: NONE

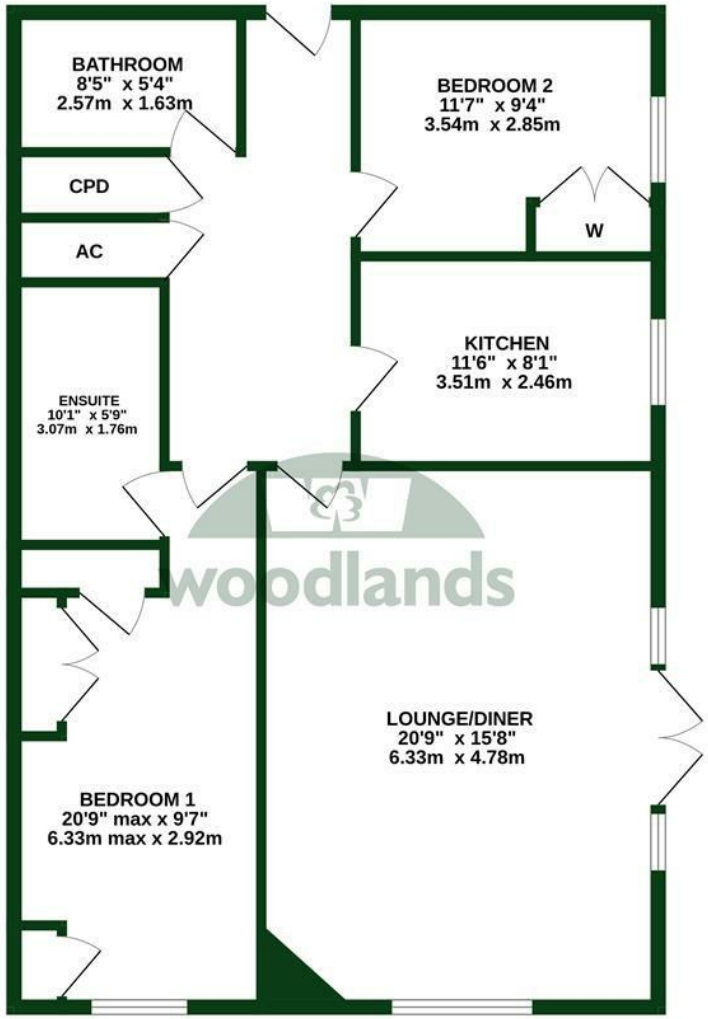
SERVICE CHARGE: CIRCA £4,000 PER ANNUM







GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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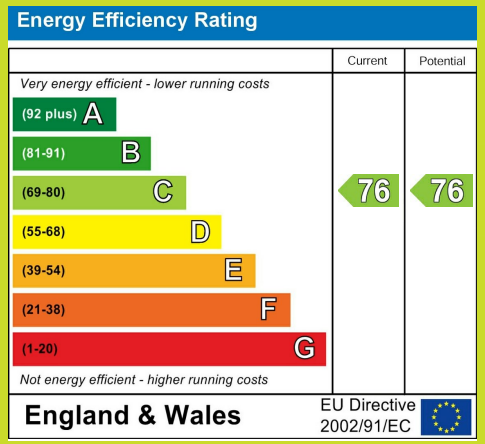

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