



8 Copthorne Place, Effingham, KT24 5HL
Offers In The Region Of £350,000 Leasehold

SITUATION AND DESCRIPTION

One of the largest apartments in this block at almost 900 sq ft, this property offers two large double bedrooms, two bathrooms, living room and separate kitchen. Situated just moments from Effingham Junction station offering easy access to London (45mins) and Guildford (19mins), but also with allocated parking space, the property is offered in good condition throughout and is chain free. Very long lease.

ENTRANCE

Communal entrance on the ground floor from front and back into hallway with stairs and lift access to the second floor.

APARTMENT ENTRANCE

Into hallway with doors to all rooms, entry phone, store cupboard and airing cupboard housing boiler. Naturally lit by light tubes.

LIVING ROOM

Twin aspect with glazed double

doors opening on to small balcony space.

KITCHEN

Range of wall and base units with worktop over, surface mounted one and half bowl stainless steel sink with drainer and a range of integrated appliances including microwave, gas hob, eye level electric oven and grill, fridge/freezer, dishwasher and washer/dryer.

BEDROOM ONE

Two built-in wardrobes with sliding doors containing hanging and shelf space. Door to:

EN SUITE SHOWER ROOM

Shower cubicle, low level W.C. with concealed cistern, vanity unit housing surface mounted wash hand basin with storage below. Loft access hatch.

BEDROOM TWO

Built-in wardrobe with sliding doors containing hanging and shelf space.

BATHROOM

Panel enclosed bath with mixer tap and hand-held shower attachment, low level W.C. and vanity unit housing surface mounted wash hand basin and storage below.

EXTERNAL

Allocated parking space with path access to rear door.

COUNCIL TAX

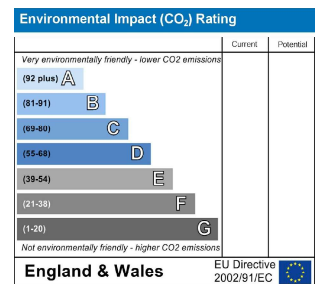
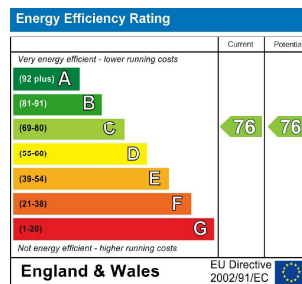
Band D - £2610.50 - 2026/27

SERVICE CHARGES

Jan to Dec 2026 approx £4,204 plus ground rent of £285pa.

LEASE


999 years from 2005





Approximate Floor Area = 83.0 sq m / 893 sq ft (Excluding Parking Space)



 = Reduced head height below 1.5m



Second Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109039