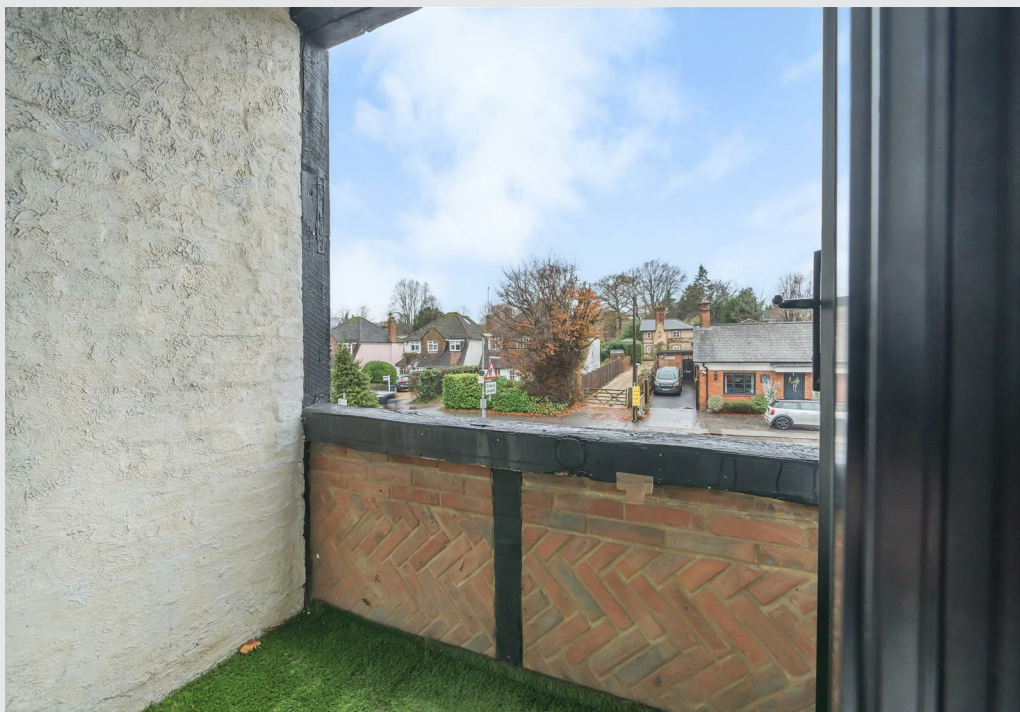




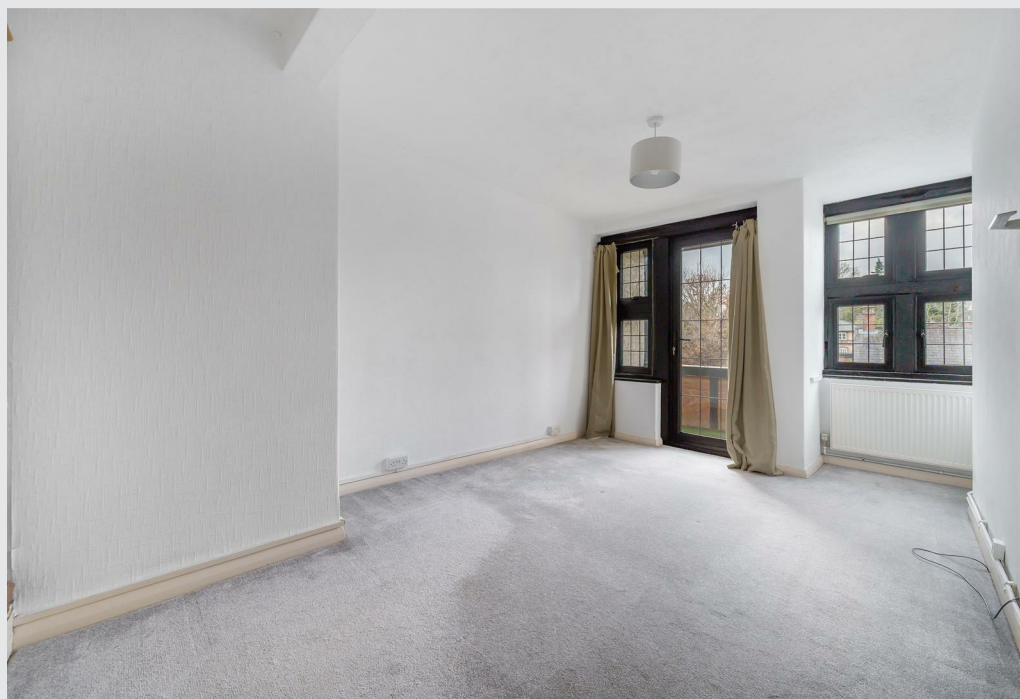
9a Bishopsmead Parade
East Horsley, Surrey KT24 6RT





A sought after apartment in this characterful Landmark parade, with super accommodation throughout.

Hall : Kitchen with Appliances : Living Room : Double Bedroom : Double Glazed windows in Oak Mullioned frames : Storage Cupboards : 1 Mile from Station (Waterloo 42 mins.) : No Onward Chain





9a Bishopsmead Parade

East Horsley, Surrey

Wills & Smerdon are delighted to offer to the market this great sized one bedroom apartment in this beautiful 'Chown' character building, conveniently situated above local shops in East Horsley. The flat is accessed via steps at the rear of the building with a walkway leading to the hardwood front door. The property features its own covered/private entrance & is centrally heated.

The front aspect living room has a feature fireplace & cupboard storage. The kitchen is an excellent size and comes with freestanding appliances.

The double bedroom has storage and access to a private balcony. The modern bathroom has a white suite & also has a shower over the bath.

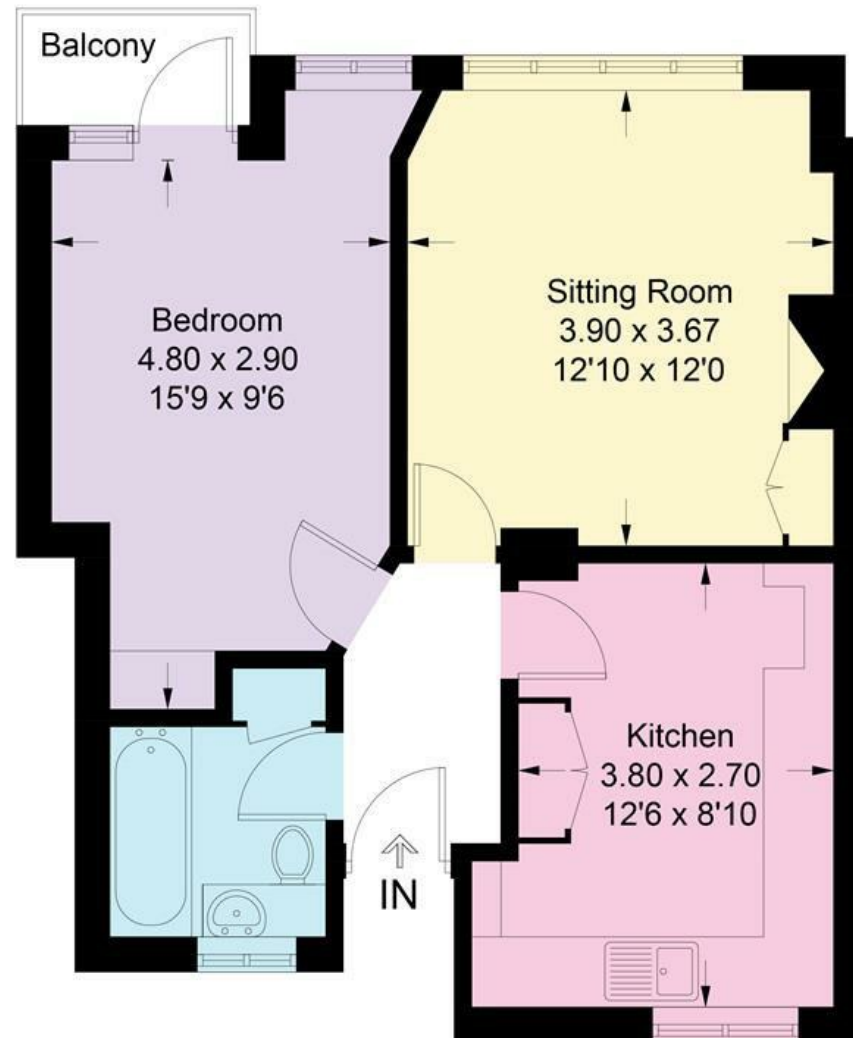
This property also boasts original character features including oak mullion frame windows which have been upgraded with modern double glazed Heritage glazing.

Outside the property is surrounded by a charming array of boutique shops and restaurants in the immediate locale, with the Duke of Wellington PH, Nomad Theatre and St Martins Church, all just a short stroll away.

This particular apartment will not only make a lovely home for an owner occupier but would also make for an excellent property to Let if so desired.



Approximate Gross Internal Area = 46.6 sq m / 502 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. (ID301802)

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DIRECTIONS

From our offices in East Horsley proceed along Ockham Road South (away from the railway bridge) for approximately one mile and Bishopsmead Parade will be found on the left. Park at the front, walk down the middle of the building and use the side steps. The entrance to the apartment will be found just along the walkway.

Tenure: Leasehold. Guildford Borough Council Band C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales		
EU Directive 2002/91/EC		

