





**12 HOLMESDALE PARK COOPERS HILL ROAD, NUTFIELD,  
SURREY, RH1 4NW**

**£425,000**

**LEASEHOLD - SHARE OF FREEHOLD**

Superb apartment, situated on the first floor, benefitting from breathtaking, panoramic views across the Surrey countryside.

Holmesdale Park, located up on Nutfield Ridge, is a truly beautiful development, built and converted by Persimmon Homes, benefitting from extensive, well kept gardens.

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.

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.

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|--------------------------------|-------------------------------|
| ■ <b>FIRST FLOOR APARTMENT</b> | ■ <b>STUNNING VIEWS</b>       |
| ■ <b>LOUNGE/DINING ROOM</b>    | ■ <b>SEPARATE KITCHEN</b>     |
| ■ <b>TWO BEDROOMS</b>          | ■ <b>BATHROOM AND ENSUITE</b> |
| ■ <b>TWO PARKING SPACES</b>    | ■ <b>BEAUTIFUL GARDENS</b>    |
| ■ <b>COUNCIL TAX BAND: E</b>   | ■ <b>EPC RATING: C</b>        |







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

17'11 x 7'6(max) (5.46m x 2.29m(max))

##### LOUNGE/DINING ROOM

20'7 x 15'5 (6.27m x 4.70m)

##### KITCHEN

12'1 x 8'1 (3.68m x 2.46m)

##### BEDROOM ONE

22'0(max) x 9'7 (6.71m(max) x 2.92m)

##### ENSUITE

9'8 x 5'8 (2.95m x 1.73m)

##### BEDROOM TWO

12'2 x 9'3 (3.71m x 2.82m)

##### BATHROOM

8'5 x 5'4 (2.57m x 1.63m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### COMMUNAL GARDENS

##### TWO PARKING SPACES

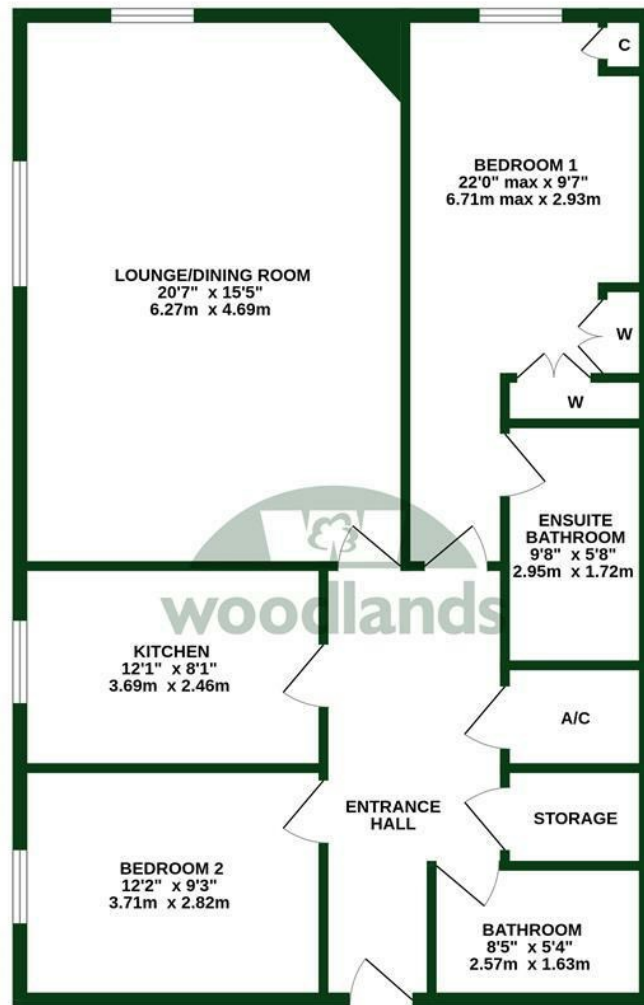
##### SHARE OF FREEHOLD

##### YEARS REMAINING ON LEASE: 973

##### SERVICE CHARGE: CIRCA £4,000 PER ANNUM



FIRST FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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