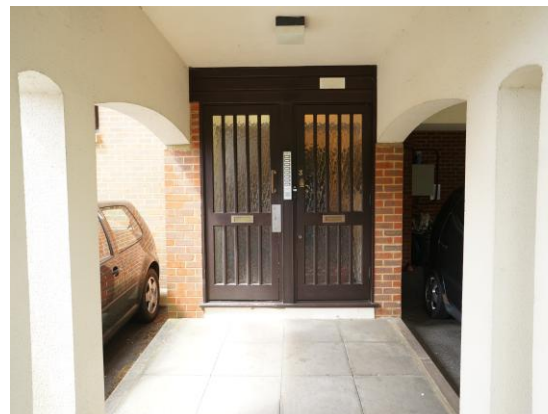


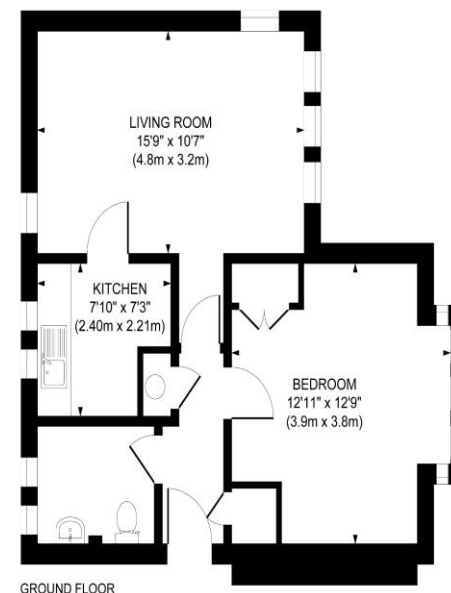


2 Linden Place, Station Approach, East Horsley, Surrey, KT24 6QB - £199,950 Share of Freehold

Description: A one bedroom ground floor flat located a stone's throw from East Horsley village centre and train station. The flat requires complete refurbishment throughout so the new owner can create the accommodation they desire. From the entrance hall there is access into the living room, double bedroom, shower room and kitchen. Linden Place is a select development of just 10 apartments ideally positioned to take full advantage of all the amenities in the village centre. Set beyond a driveway from Station Approach, each apartment has its own private allocated parking with additional visitor parking bays, and a covered entrance where there is an entry phone access system to the communal hall. The village is surrounded by unspoilt countryside with a network of footpaths and bridleways which will take you up to the nearby Sheeples area of the Surrey Hills, a designated area of outstanding natural beauty - and onwards into the North Downs. Tenure: Leasehold with Share of Freehold. Term: 125 years from 1st December 1987. Bi-annual service charge: £1,029.00. Ground rent: £150 per annum. Ground rent review period: Every 25 years from 1st January 1987.



Approximate Gross Internal Area
456 sq. ft / 45.55 sq. m



This plan is for general guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions about your offer.

REF: EH2496

Energy performance certificate (EPC)	
Current energy rating	D
Current energy consumption	115 kWh/m ² /year
Current CO ₂ emissions	22.1 tonnes/year
Current gas emissions	18.1 tonnes/year
Property type	Detached flat
Total floor area	45 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A to E.	
You can only let properties with an energy rating of E or better if you have a valid Energy Performance Certificate (EPC) for the property.	
Energy rating and score	
This property's energy rating is D (115 kWh/m ² /year).	
The graph shows the property's current and potential energy rating.	
Properties with energy ratings A to D are eligible to be let. Properties with energy ratings E to G are not eligible to be let.	
For properties in England and Wales, the average energy rating is D.	
The average energy rating is D.	

Directions: From our office in East Horsley turn right and carry up Station Approach where Linden Place will be found on the left hand side.



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