Thornetts House, 13 Challenge Court, Leatherhead, Surrey, KT22 7DE

Price Guide £220,000

- SECOND FLOOR ONE BEDROOM APT
- LONDON WATERLOO IN 44 MINUTES
- BUILT IN CUPBOARDS
- ALLOCATED PARKING
- EASY ACCESS TO M25 & A3
- DOUBLE ASPECT OPEN PLAN LIVING
- MODERN OPEN PLAN KITCHEN
- LIFT ACCESS
- WALKABLE TO MAINLINE STATION
- CLOSE TO RESTAURANTS & SUPERMARKETS

Description

Apartment 13 Thornetts House, a stylish ONE bedroom apartment on the SECOND FLOOR, is conveniently located near Leatherhead town centre. This unit boasts plenty of sunlight with its double aspect living area and floor-to-ceiling windows.

The open plan living area is double aspect and features a modern kitchen with integrated appliances, neatly recessed at the rear. The double bedroom includes a large glazed window, and the luxury shower room comes with a wide shower and rainfall showerhead.

With wood effect flooring, ceramic tiling, and a video entry system, this property is truly exquisite. It also includes a private allocated parking space with EV charging availability. Enjoy peace of mind with a 10-year Advantage Build Warranty.

*Internal images taken from Show Home (No. 2)

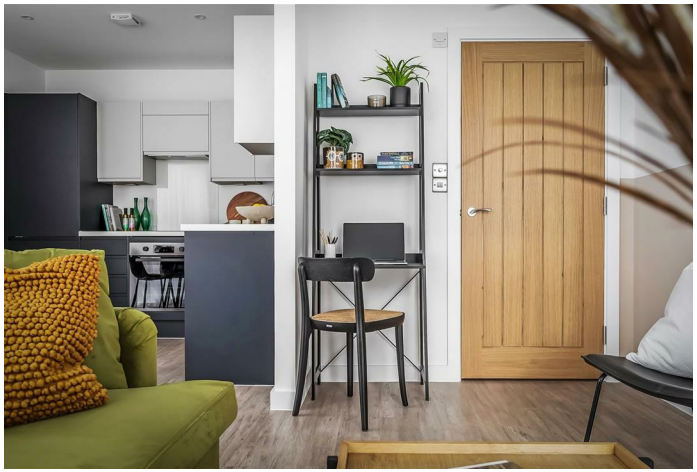
Situation

The nearby shopping facilities in Leatherhead are within a 5 - 10 minute walk with Waitrose, Sainsburys, Tesco and Lidl all within easy reach.

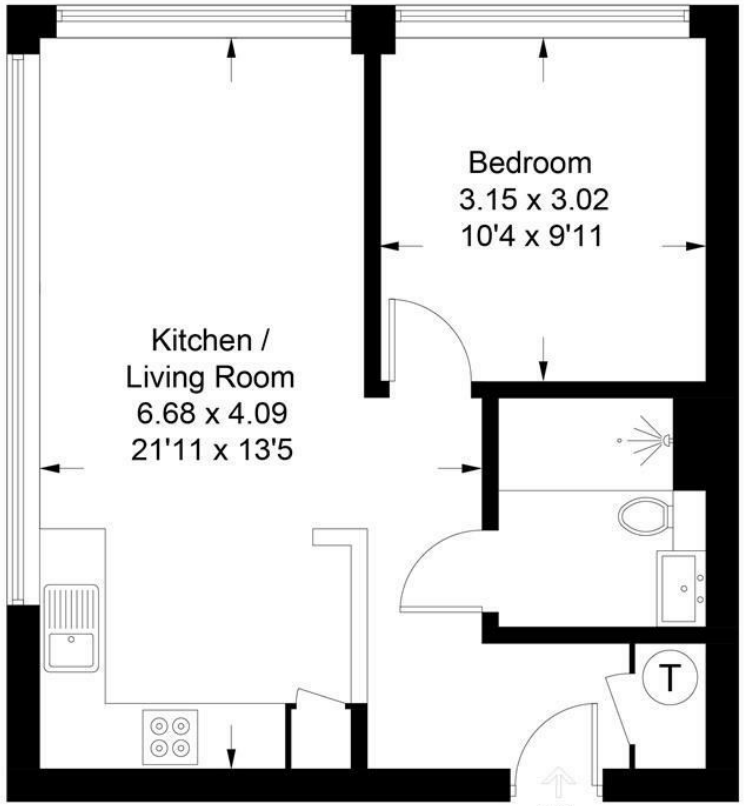
Leatherhead mainline railway station is within a 10 minute walk of the development and junction 9 of the M25 is located less than a mile away. The larger towns of Kingston and Guildford are around half an hour away and offer more wide ranging amenities and shopping facilities.

Leatherhead also lies equidistant between the international airports of Heathrow and Gatwick.

Tenure	Leasehold
EPC	C
Council Tax Band	B
Lease	997 years
Service Charge	£2,115.70
Ground Rent	Peppercorn



Approximate Gross Internal Area = 41.0 sq m / 441 sq ft



Second Floor

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. (ID1005571)

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