



7 Copthorne Place Forest Road, Effingham Junction, Surrey, KT24 5HL

Asking Price £449,500



- EXCEPTIONAL TWO BEDROOM SECOND FLOOR APARTMENT
- PRINCIPAL BEDROOM WITH JULIETTE BALCONY
- GUEST BEDROOM & EN SUITE
- FAMILY BATHROOM
- LIFT ACCESS
- WALK TO EFFINGHAM JUNCTION STATION
- SITTING ROOM WITH JULIETTE BALCONY
- FULLY FITTED KITCHEN
- TWO PARKING SPACES
- EASY ACCESS FOR VILLAGE SHOPS

Description

An exceptional two bedroom, two bathroom 2nd floor penthouse apartment located in an enviable position for Effingham Junction Station and within easy reach of The Horsleys and Effingham for local village shops, ideal as an investment or downsize.

Approach by staircase or lift to the 2nd floor and one's own front door which opens onto a welcoming entrance hall with handy cupboard storage and leads through to a 'light and airy' living room with doors onto a Juliette balcony. The kitchen offers an ergonomic workspace to prepare with ample worktops and a good range of fitted cupboards for storage along with integrated appliances.

The property is located just a few minutes' walk from Effingham Common and Effingham Junction station, with Waterloo just 40 minutes away. Effingham village and East Horsley are both within easy reach while Cobham, with its wide range of shops and restaurants, is just 5 minutes' drive away.

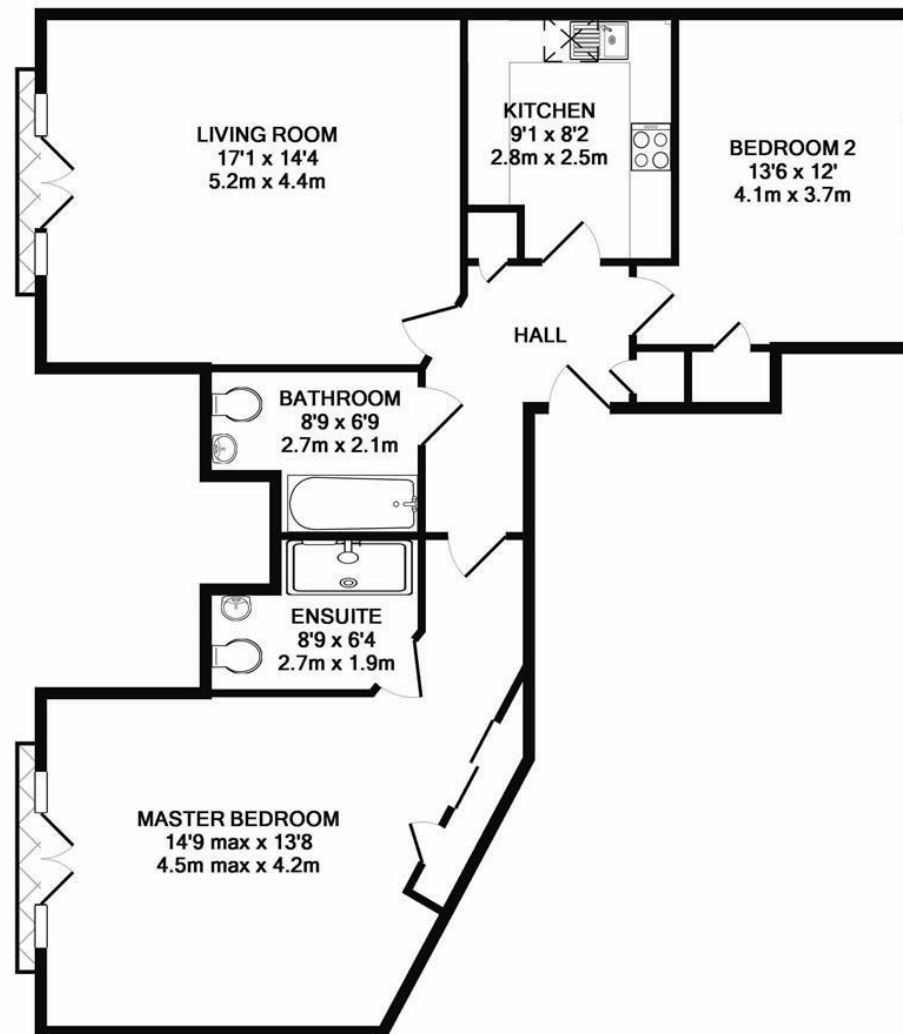
There are excellent Junior and Secondary schools in the area, both state and private including the Howard of Effingham Secondary School in Effingham, Reed's School in Cobham, Cranmore Preparatory School in Horsley and St John's School in Leatherhead.

Nearby recreational facilities include the recently opened Beaverbrook Hotel, golf & health club, the Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

The property's location affords convenient access to the A3, the M25 and is almost equidistant between Heathrow and Gatwick airports.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 years from 1st January 2005
Service Charge	£1797 per annum
Ground Rent	£295
Ground Rent	increasing by the same amount every 33 years





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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