

patrick gardner
RESIDENTIAL

Thornetts House, 8 Challenge Court, Leatherhead, Surrey, KT22 7DE

Price Guide £215,000









- FIRST FLOOR ONE BEDROOM APARTMENT
- CONTEMPORARY BATHROOM
- ALLOCATED PARKING
- LONG LEASE
- WALKABLE TO MAINLINE STATION
- DOUBLE ASPECT & LIGHT FILLED
- BUILT IN CUPBOARD SPACE
- EV CHARGING POINT
- CLOSE TO RESTAURANTS & SHOPS
- EASY ACCESS TO M25 & A3

Description

Discover plot 8, a stylish first-floor one-bed flat in Thornetts House near Leatherhead town centre. This apartment is flooded with natural light from its dual-aspect living space and expansive windows.

The modern kitchen includes integrated appliances, while the double bedroom features a floor-to-ceiling window. The luxurious shower room has a wide shower and rainfall showerhead. Enjoy the wood-effect flooring, ceramic tiling, and video entry system in this exquisite property. It also comes with a private parking space with EV charging and an Advantage Build Warranty for peace of mind.

Images are from Show Home (No. 2)

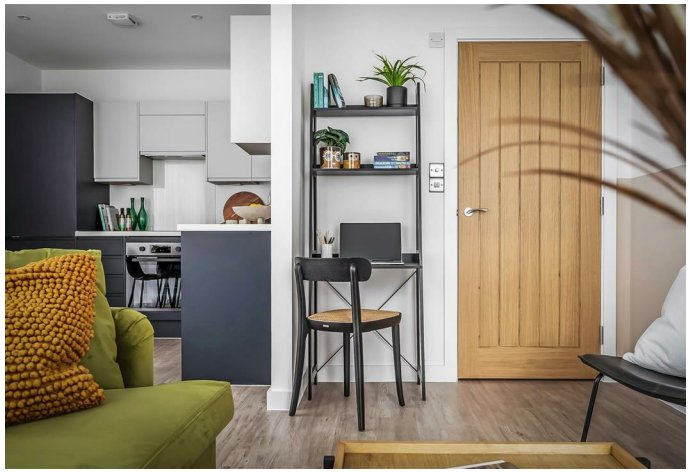
Situation

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.

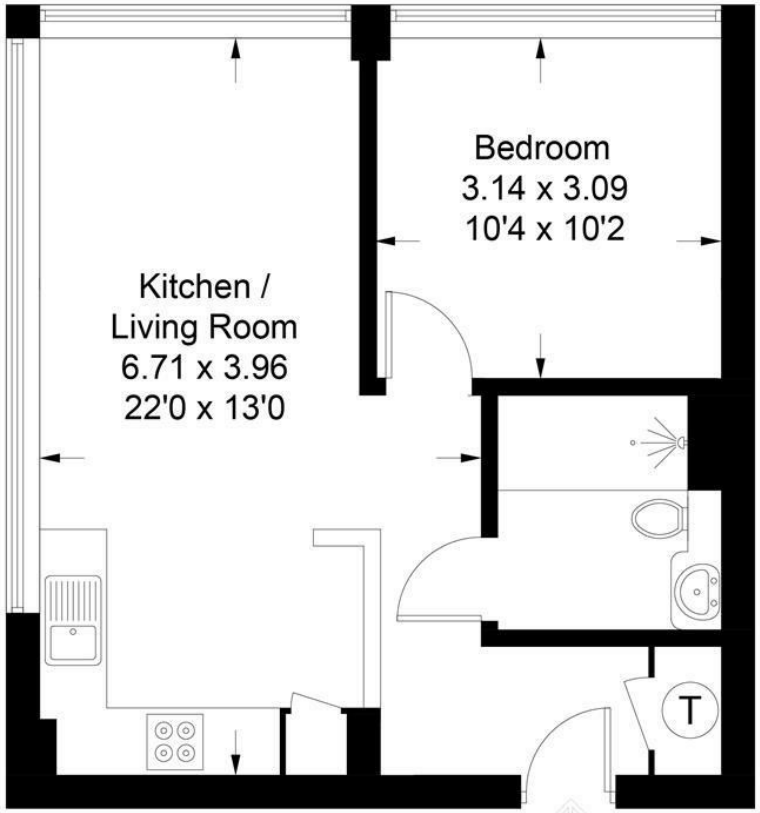
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	997 years
Service Charge	£2,086.90
Ground Rent	Peppercorn







Approximate Gross Internal Area = 40.4 sq m / 435 sq ft



First 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. (ID1005566)

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