



53 Hawks Hill Court, Guildford Road, Fetcham, Surrey, KT22 9BX

Asking Price £279,950



- TWO BEDROOM APARTMENT
- KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE & VISITOR PARKING
- WEST FACING JULIETTE BALCONY
- LONG LEASE - 971 YEARS UNEXPIRED
- IDEAL FIRST TIME BUY OR INVESTMENT
- DOUBLE ASPECT LIVING/DINING ROOM
- OUTLOOKS ON TO WELL MAINTAINED GARDENS
- SHORT WALK TO TRAIN STATION
- NO ONWARD CHAIN

Description

This beautifully presented two bedroom purpose-built first floor flat is located within 10 minutes' walk of the town centre and the main line train station.

The accommodation comprises two bedrooms, fitted kitchen with an integrated dishwasher, fridge freezer and a washer dryer, a bathroom and a nicely proportioned lounge with dining area.

Externally, Hawks Hill Court Apartments are set in lovely mature gardens with lit paths, well maintained lawns and neat hedging bordered with fencing and a wealth of mature trees. There is one allocated parking space and visitors parking.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

Tenure

Leasehold

Lease

999 years from 25.03.96

Service Charge

£1,719.46 for y/e 31.12.22

Ground Rent

£376.26 p.a. with 25 years reviews.

EPC

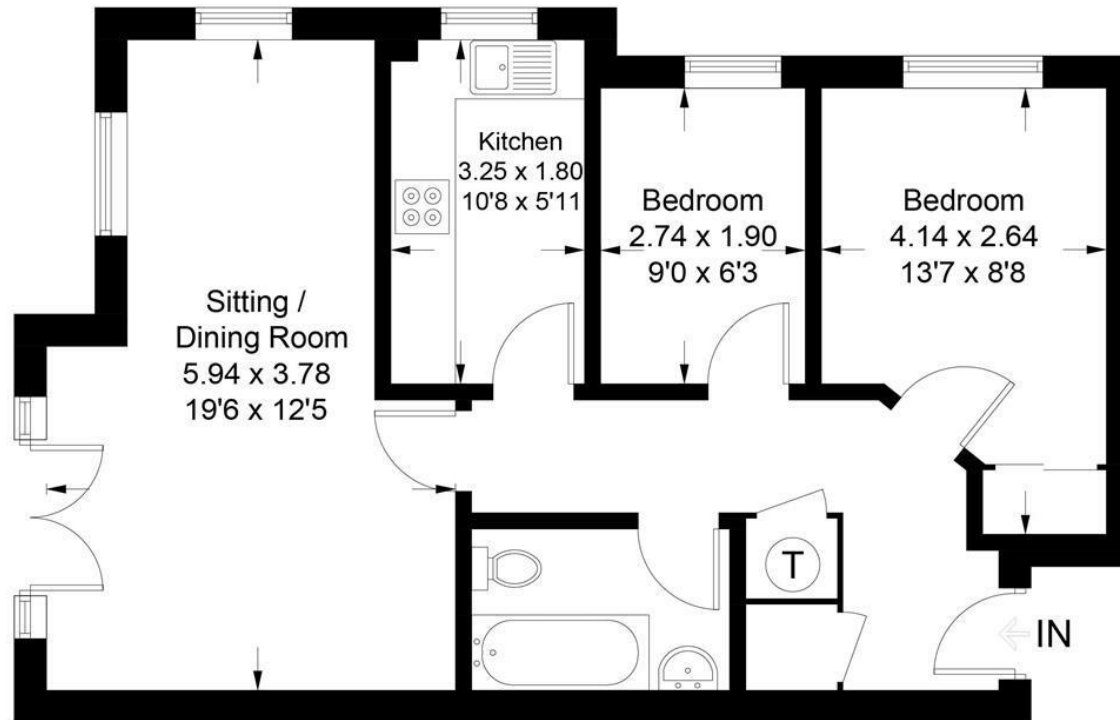
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Council Tax Band

D



Approximate Gross Internal Area = 54.2 sq m / 583 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. (ID859380)

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