



15 Hawks Hill House Guildford Road, Fetcham (Hawks Hill), KT22 9GS

Offers In Excess Of £550,000



- LUXURY TOP FLOOR APARTMENT
- LOVELY SITTING/DINING ROOM
- TWO BATHROOMS
- RECEPTION HALL
- ALLOCATED PARKING SPACE

- 1104 SQ.FT.
- TWO DOUBLE BEDROOMS
- LOVELY SOUTHERLY VIEWS
- MODERN KITCHEN
- NO CHAIN

## Description

Set in an elevated position, a luxurious top floor apartment of approximately 1104 sq.ft. (with lift access) set in this discerning development, completed in 2006 by Millgate Homes, enjoying outstanding southerly views over the Mole Valley. Features include a beautiful modern kitchen, allocated parking space, a Share of Freehold and no onward chain.

Each apartment within the development was built to the very highest of standards using quality materials and traditional construction methods with concrete floors which significantly reduces any sound transmission.

The accommodation is light and airy with high ceilings and this particular apartment features a spacious 'L' shaped reception hall giving way to both bedroom suites, 24'11 x 16'9 sitting/dining room and kitchen.

The kitchen features Quartz worksurfaces, modern oak painted cabinets and Siemens integrated appliances. Both double bedrooms feature built in wardrobes, the en suites are equipped with white sanitary ware by Villeroy & Boch with chrome fittings. The heated towel rails run off both the heating system and have an electric heating option for the summer months.

Outside, the front gardens are attractively landscaped incorporating lit paths, an allocated parking space and visitor parking, the rear gardens include level lawns, feature a stone built pavilion and matures trees providing a high degree of privacy.

## Situation

Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part covered 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.

Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

In the near vicinity there are 100's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. Polesden Lacy, Denbies Wine Estate, Bocketts Farm provide excellent family outdoor entertainment. Nearby golf clubs include The RAC Country Club in Epsom, in Leatherhead Tyrrells Wood and Beaverbrook with its world class golf course set in 400 acres.

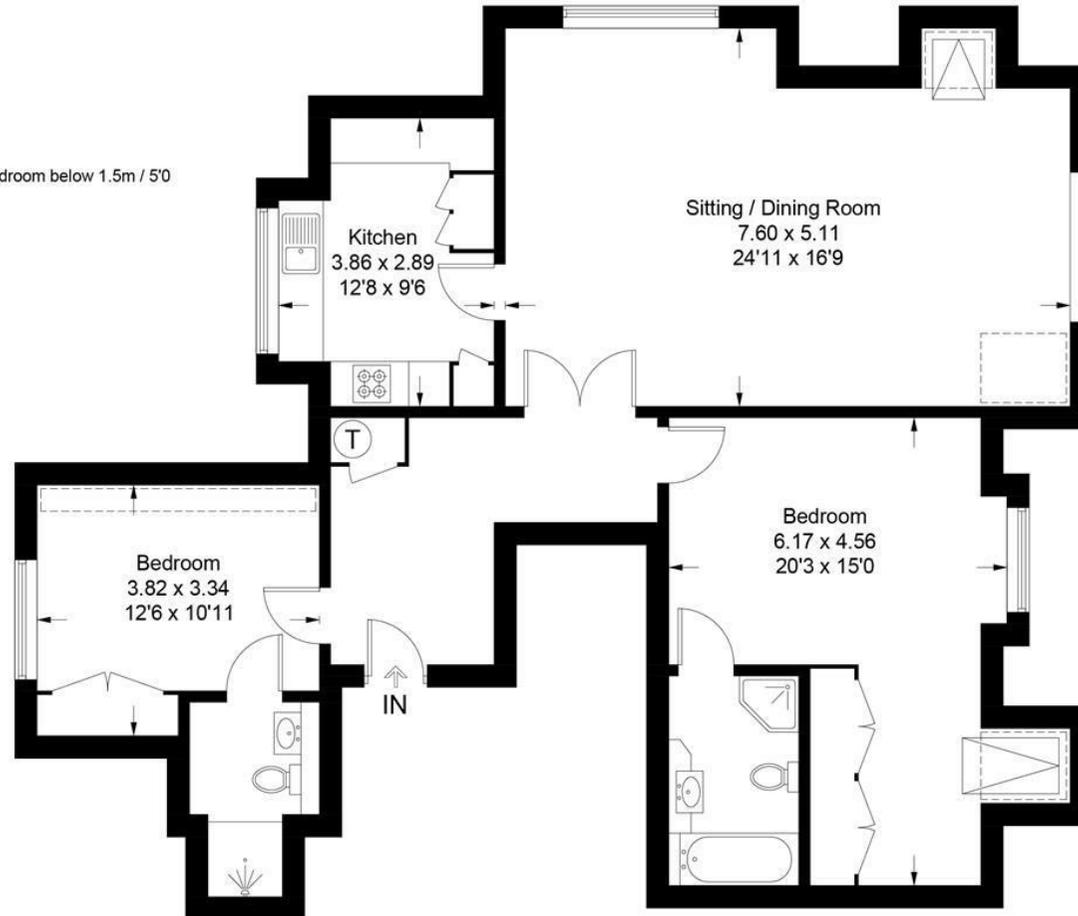
<b>Tenure</b>	Share of Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F
<b>Lease</b>	125 Years from 25th December 2004
<b>Service Charge</b>	£3,079.23 (25th March 2024 - 24th March 2025)
<b>Ground Rent</b>	£0.00 pa



Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft



 = Reduced headroom below 1.5m / 5'0"



## 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. (ID1148837)

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