



Thornetts House, 1 Challenge Court, Leatherhead, Surrey, KT22
7DE

Price Guide £225,000



- GROUND FLOOR APARTMENT
- PRIVATE PARKING
- LUXURY BATHROOM
- LONG LEASE
- CLOSE TO RESTAURANTS & SUPERMARKETS
- PRIVATE SOUTH FACING GARDEN
- MODERN KITCHEN & OPEN PLAN LIVING
- EASY ACCESS TO M25 & A3
- BUILT IN STORAGE
- WALKABLE TO MAINLINE STATION

Description

Apartment 1, a GROUND FLOOR one bedroom property with private garden presents an inviting open living/kitchen and dining area. Sunlight streams in through the large windows, creating a warm and welcoming ambiance.

The L shaped, modern kitchen showcases wooden effect flooring, good worktop space, and cabinet storage, ensuring a delightful cooking and entertainment experience. The entrance hall features a spacious double utility cupboard, providing ample storage space.

The bedroom has luxurious fitted carpets, as well as a separate shower room for added convenience.

Step out onto the private patio and enjoy your morning coffee. Next to the garden, there is a private parking space with an electric vehicle charging point nearby. Enjoy the convenience of a 10-year Advantage Build Warranty and Video Entry System.

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



Situation

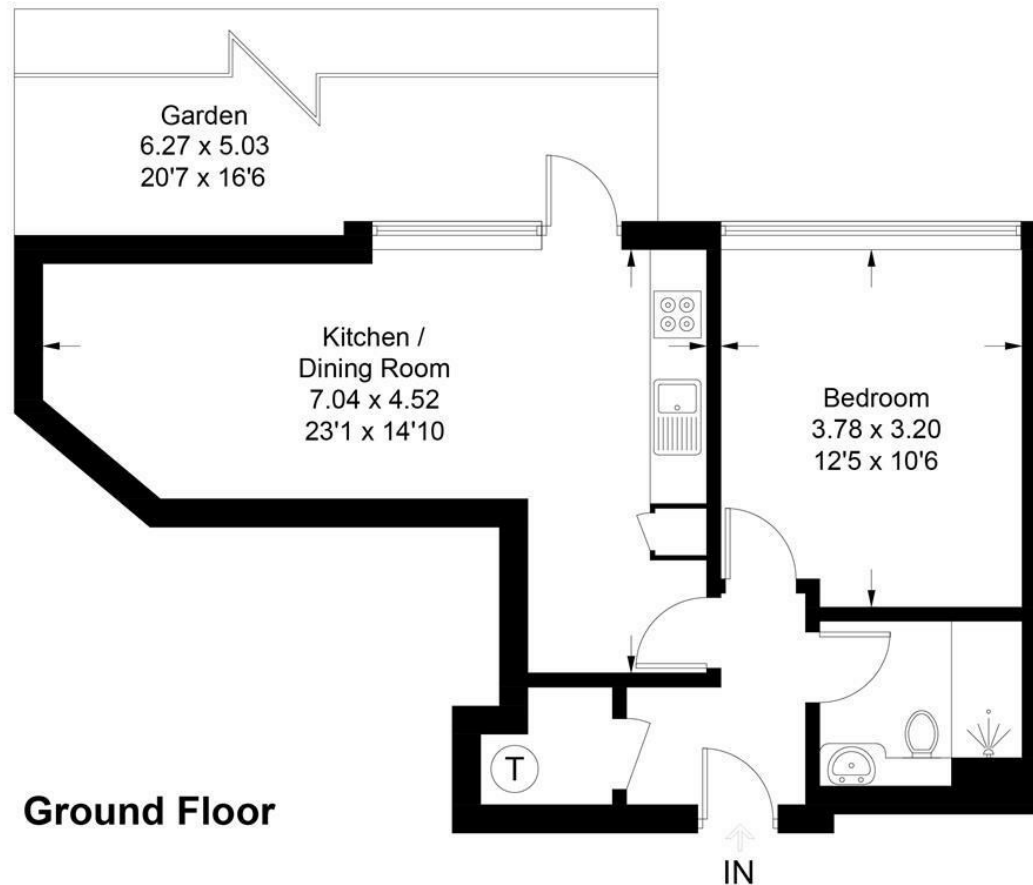
The nearby shopping facilities in Leatherhead are within a 5 - 10 minute walk with Waitrose, Sainsburys, Tesco and Lidl all within easy reach.

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	£2,250.02
Ground Rent	Peppercorn

Approximate Gross Internal Area = 43.6 sq m / 469 sq ft



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. (ID1005558)
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