



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

Price Guide £250,000





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

## Description

Thornetts House, a stylish ONE bedroom apartment on the FIRST FLOOR, is conveniently located near Leatherhead town centre. This corner unit boasts plenty of sunlight with its double aspect living area and floor-to-ceiling windows.

The open plan living area is double aspect and features a modern kitchen with integrated appliances, neatly recessed at the rear. The double bedroom includes a floor-to-ceiling window, and the luxury shower room comes with a wide shower and rainfall showerhead.

With wood effect flooring, ceramic tiling, and a video entry system, this property is truly exquisite. It also includes a private allocated parking space with EV charging availability. Enjoy peace of mind with a 10-year Advantage Build Warranty.

\*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.

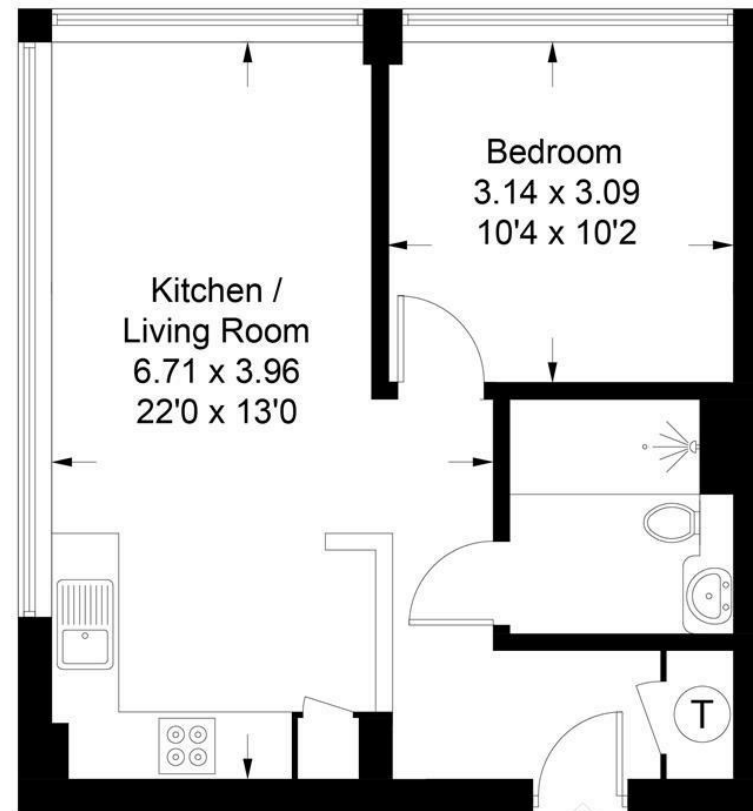
Leatherhead mainline railway station is within a 10 minute walk of the development and junction 9 of the M25 is located less than a mile away. The larger towns of Kingston and Guildford are around half an hour away and offer more wide ranging amenities and shopping facilities.

Leatherhead also lies equidistant between the international airports of Heathrow and Gatwick.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	To be assessed
<b>Lease</b>	999 years
<b>Service Charge</b>	TBA
<b>Ground Rent</b>	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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