



Thornetts House, 15 Challenge Court, Leatherhead, Surrey, KT22
7DE

Price Guide £250,000

**patrick
gardner**
RESIDENTIAL



- SECOND FLOOR 1 BEDROOM APT
- BUILT IN STORAGE
- ALLOCATED PARKING
- CLOSE TO M25 & A3
- LONDON WATERLOO IN 44 MINUTES
- MODERN APPLIANCES
- LIFT ACCESS
- WALKABLE TO MAINLINE STATION
- WALKABLE TO SHOPS & RESTAURANTS
- EV CHARGING

Description

Apartment 15 is a SECOND FLOOR one bedroom property offering a high quality of living with lift access.

The kitchen boasts contrasting units, a complete range of integrated appliances, and a practical island unit. Complete with a good sized bedroom and a luxurious shower room featuring a wide shower and rainfall showerhead.

Outside, you'll find a private allocated parking space with EV charging available. Rest easy with the 10-year Advantage Build Warranty.

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

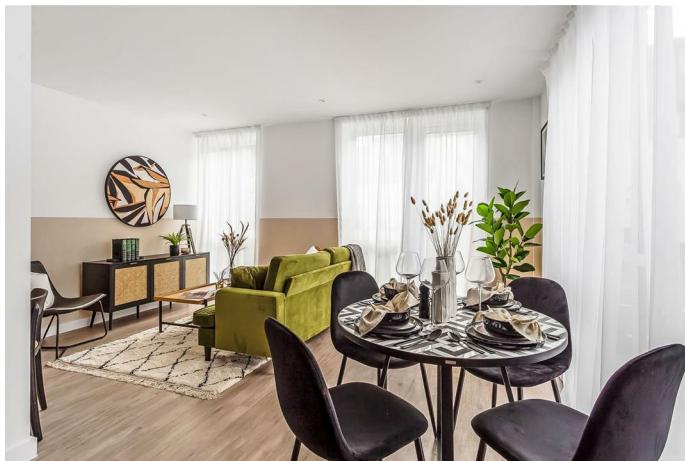
Situation

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

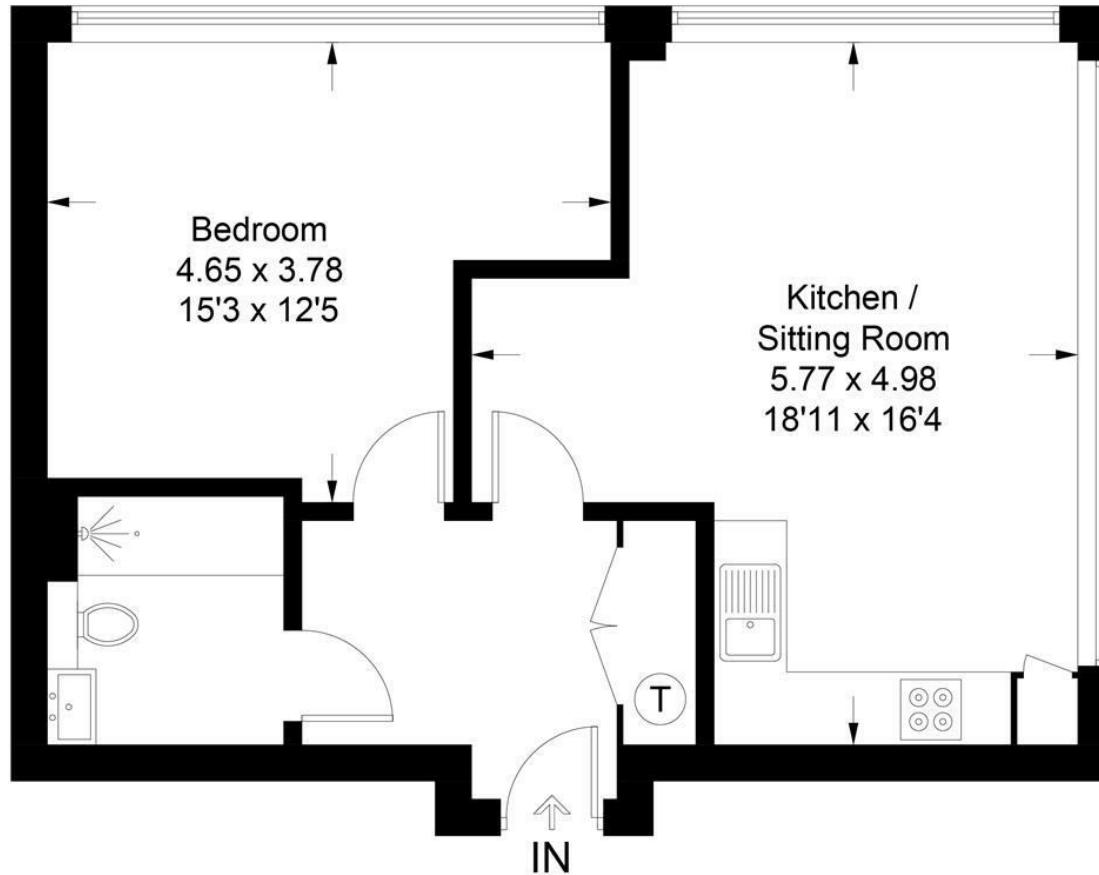
Leatherhead mainline railway station is within a 10 minute walk of the development and junction 9 of the M25 is located less than a mile away. The larger towns of Kingston and Guildford are around half an hour away and offer more wide ranging amenities and shopping facilities.

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	£2,581.03
Ground Rent	Peppercorn



Approximate Gross Internal Area = 50.0 sq m / 538 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. (ID1005573)

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