



Thornetts House, 4 Challenge Court, Leatherhead, Surrey, KT22
7DE

Price Guide £225,000



- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING
- LARGE BUILT IN CUPBOARD
- EV FAST CHARGING POINT
- EASY ACCESS TO M25 & A3

- PRIVATE GARDEN WITH TERRACE
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- 999 YEAR LEASE
- CLOSE TO LEATHERHEAD TOWN CENTRE

Description

Apartment No. 4 at Thornetts House is a GROUND floor apartment with one double bedroom and private garden with terrace. Upon entry, you'll find plenty of storage space in a spacious cupboard, perfect for coats, shoes, and more. The living area features beautiful wood effect flooring, flowing seamlessly into the fully fitted kitchen with integrated appliances and ample cabinet space. The open plan layout and floor-to-ceiling windows flood the apartment with natural light.

The double bedroom also boasts floor-to-ceiling windows, while the luxury shower room offers a large shower and rainfall showerhead. A private parking space with an EV charging point is conveniently located next to the garden. The property also comes with a video entry system as well as a 10-year Advantage Build Warranty.

Conveniently located, Thornetts House is within easy reach of shopping, dining, and public transportation, making it an ideal choice for commuters.

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



Situation

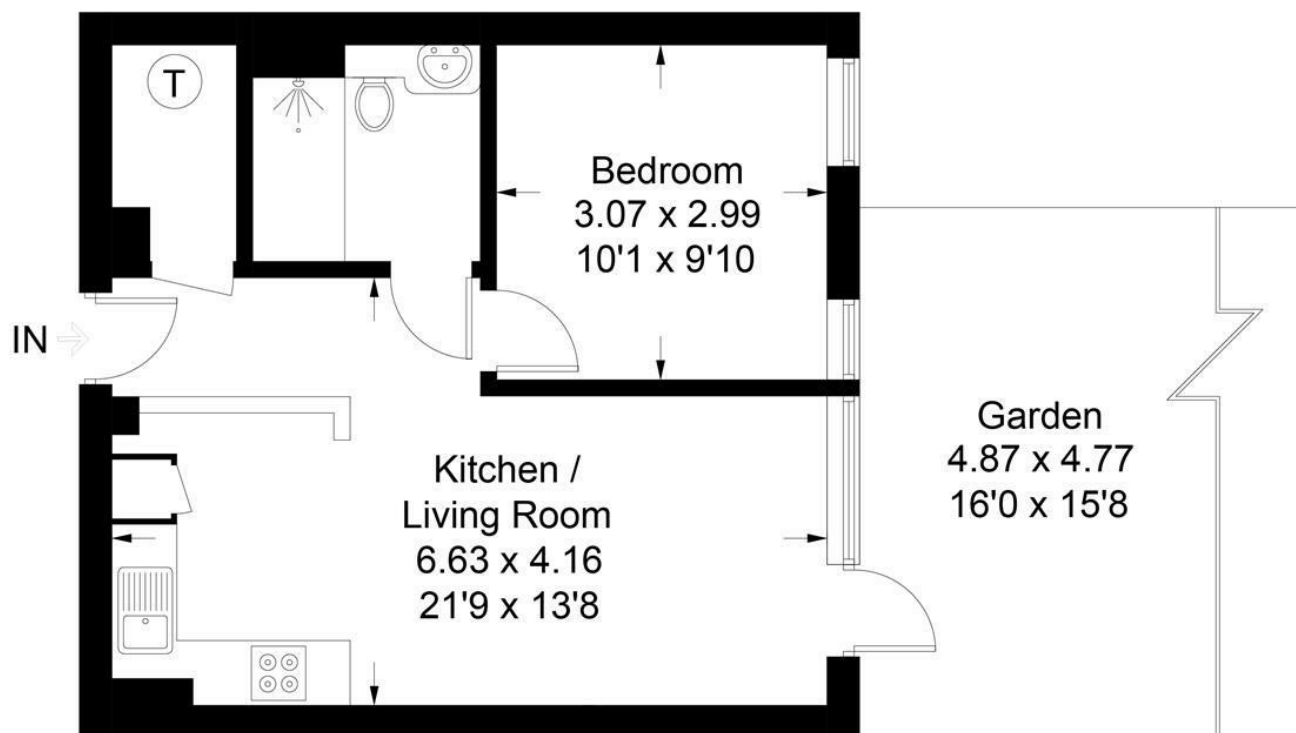
The nearby shopping facilities in Leatherhead are within a 5 - 10 minute walk with Waitrose, Sainsburys, Tesco and Lidl all within easy reach.

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	£2091.69
Ground Rent	Peppercorn

Approximate Gross Internal Area = 40.5 sq m / 436 sq ft



Ground 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. (ID1005561)

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