





OLD SCHOOL COURT, POPLAR ROAD LEATHERHEAD, KT22 8SN

A Spacious Ground & First Floor Duplex Apartment

Located Within A Few Minutes Walk Of The Town

Forming Part Of A Character School House

Share Of Freehold • Entrance Hall

Lounge/Dining room

Modern Fitted Kitchen

Double Bedroom with wardrobe

First Floor Landing • Luxury Bathroom

Resident Parking Area

Telephone Entry System • Communal Garden

Beautifully Presented Throughout

Gas Central Heating to Radiators

Ideal First Time Purchase Or Investment

Loft Storage Area • No Ongoing Chain

Communal Garden

Situated in a conservation area on the South side of Leatherhead within a few minutes walk of the town centre a beautifully presented ground and first floor duplex apartment forming part of a character former school house. Internally the property offers spacious accommodation with a modern fitted kitchen, lounge/dining room, entrance hall and turning staircase leading to the first floor landing off which is a double bedroom and luxury re fitted bathroom suite. In addition the apartment benefits from a combination boiler, gas central heating to radiators, light wood effect timber floor to the ground floor, long lease, share of Freehold, security entry system, useful loft storage area and residents parking. An internal inspection is highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE

Covered entrance porch, courtesy light, post boxes and secure entry system leading to communal entrance.

ENTRANCE HALL 7'7" × 6' (2.31m × 1.83m)

radiator with thermostatic control, consumer unit, large under stairs storage cupboard, light wood effect floor, smoke detector, door to:

LOUNGE/DINING ROOM 15'11" × 11'11" (4.85m × 3.63m)

max, light wood effect floor, coved ceiling, radiator with thermostatic control, fitted blinds, recessed ceiling lights, wide archway to:

MODERN KITCHEN

Fitted with an excellent range of light wood effect fronted wall and floor units with contrasting granite effect work surfaces and upstand, inset one and half bowl single drainer sink unit, peninsula unit, fitted drawers, Hotpoint washing machine, Zanussi fridge/freezer, Cannon electric oven and gas hob, concealed extractor hood/light above, concealed lighting, recessed ceiling lights, timber effect floor.

FIRST FLOOR

FIRST FLOOR LANDING

Approached by a turning staircase with painted wood timber balustrade and spindles, skylight window, access to insulated and partly boarded loft via pull down ladder, recessed ceiling light, built in airing cupboard housing wall mounted Glow Worm combination gas fired boiler for central heating and domestic hot water, door to:

BEDROOM 1 11'5" × 10'11" (3.48m × 3.33m)

plus door entrance, radiator with thermostatic control, recessed ceiling lights, triple mirror fronted wardrobe.

FULLY TILED BATHROOM

Modern white suite comprising P shaped shower/bath with thermostatic shower unit and glazed screen, recessed ceiling lights, extractor, tiled display shelf, low level w.c. with concealed cistern, wash hand basin with mixer tap, drawer under, mirror fronted medicine cabinet with light, fully tiled walls, chromium plated heated towel rail, ceramic tiled floor.

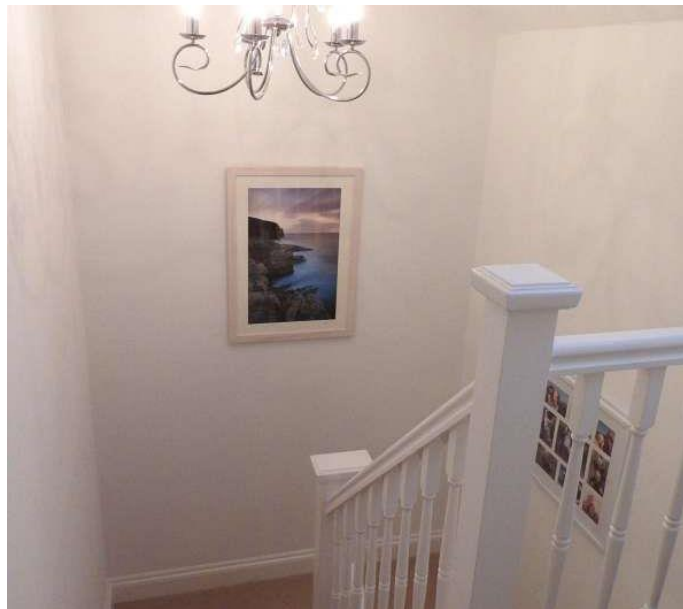
OUTSIDE

COMMUNAL GARDEN

Laid to lawn with variety of shrubs, plants and evergreen hedges.

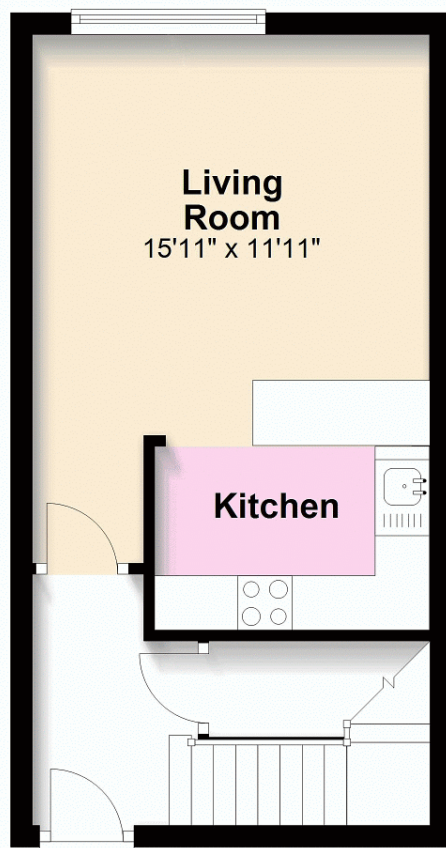
RESIDENTS PARKING SPACE

Situated to the rear of the building with visitor parking spaces.



Ground Floor

Approx. 286.0 sq. feet



First Floor

Approx. 286.0 sq. feet



Total area: approx. 572.0 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.

Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley Council, council tax band C.

We understand the property owns a share of the Freehold.

Lease 93 years unexpired.

Service Charge £654.28 every 6 months.

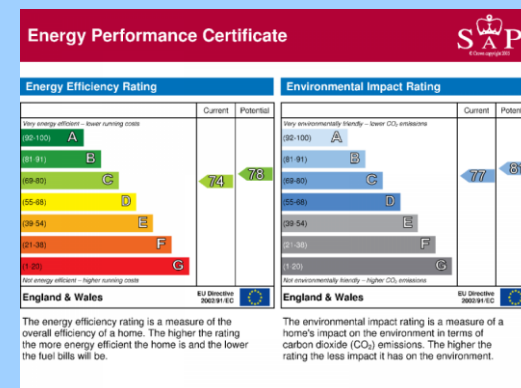
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