







# HAWKS HILL COURT, ELMER COTTAGES, GUILDFORD ROAD, FETCHAM

**Modern Ground Floor Apartment  
Close To Leatherhead Town & Station  
Chain Free**

**975 year Lease Unexpired  
Double Aspect Lounge/Dining Room  
Separate Fitted Kitchen  
Master Bedroom & En-Suite Shower Room  
2nd Bedroom • 2 Allocated Parking Spaces  
Attractive Communal Grounds  
Ideal Investment Opportunity**



The property is a modern purpose built GROUND FLOOR TWO BEDROOM APARTMENT situated at the end of this private development comprising Reception Hall, double aspect Lounge/Dining room, separate fitted Kitchen with built in appliances, Master Bedroom with en-suite Shower Room, second Bedroom and main Bathroom. The property benefits from 2 allocated parking spaces, visitor parking, long lease and attractive communal gardens. Situated within walking distance of Leatherhead's busy town centre and main line station an internal viewing is highly recommended.



## GROUND FLOOR

Entrance door with spyhole to:

### RECEPTION HALL

with wall mounted entryphone, telephone point, built in storage cupboard, airing cupboard housing Imera hot water heating cylinder, coved ceiling, door to:

### LOUNGE/DINING ROOM 17'9" × 11'6" (5.41m × 3.50m)

max, a light well proportioned double aspect room with three sealed unit double glazed windows, wall mounted thermostat, t.v. point, coved ceiling, wall light points.

### FITTED KITCHEN 13'4" × 5'10" (4.06m × 1.78m)

comprising a range of white fronted wall & floor units with contrasting worksurfaces, inset single drainer single bowl sink unit with mixer tap, concealed lighting, breakfast bar, part tiled walls, inset ceramic 4-ring electric hob, chimney style extractor hood over, built in Bosch electric oven under, integrated tall fridge/freezer, space for dishwasher, integrated washer/dryer, vinyl floor, heating thermostat control, coved ceiling, recessed downlighters, sealed unit double glazed window.

### MASTER BEDROOM 12'4" × 9'10" (3.76m × 3m)

max, built in double wardrobe, wall mounted thermostat, sealed unit double glazed window, coved ceiling. Door to:

### EN-SUITE SHOWER ROOM

with matching three piece suite comprising fully tiled shower cubicle, wall mounted shower unit, shower tray and glazed shower door, pedestal wash hand basin with mixer tap, low level w.c., part tiled walls, fitted mirror door medicine cabinet, shaver point, recessed downlighters, vinyl floor, obscure sealed unit double glazed window.

### BEDROOM 2 11'6" × 6'4" (3.50m × 1.93m)

built in wardrobe, coved ceiling, wall mounted thermostat, sealed unit double glazed window.

### BATHROOM

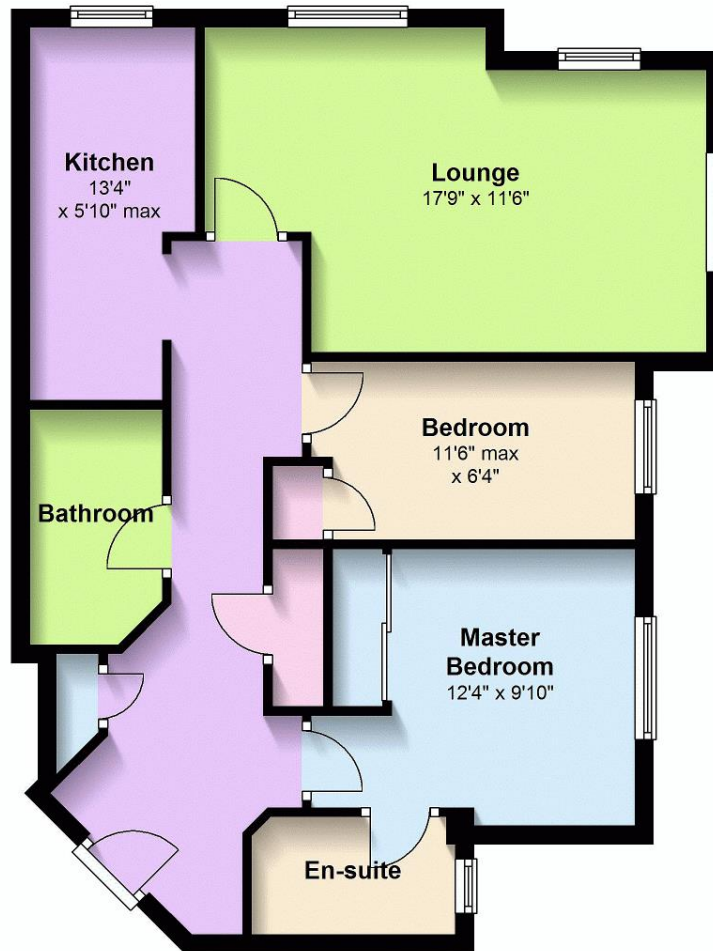
with matching white three piece suite comprising panel enclosed bath with mixer tap and fitted shower attachment, pedestal wash hand basin with mixer tap, heated chrome towell rail, fitted mirror, low level w.c., recess downlighters, fitted mirror door medicine cabinet, heating thermostat control, extractor fan, half tiled walls and vinyl floor.





## Ground Floor Flat

Approx. 668.8 sq. feet



Total area: approx. 668.8 sq. feet

## OUTSIDE

2 ALLOCATED PARKING SPACES

VISITOR PARKING SPACES

ATTRACTIVE COMMUNAL GROUNDS

mainly laid to lawn with mature trees, variety of shrubs & evergreens and interconnecting footpaths.

Note 1 - Lease 999 years from 25th March 1996.

Note 2 - Ground Rent £50 pa.

Note 3 - Maintenance TBC

Note 4 MVDC Tax band D

Note 5 - Please note domestic and electrical appliances have not been tested.

Note 6 - Mains electricity, water and drainage are connected to the property as well as Cable.

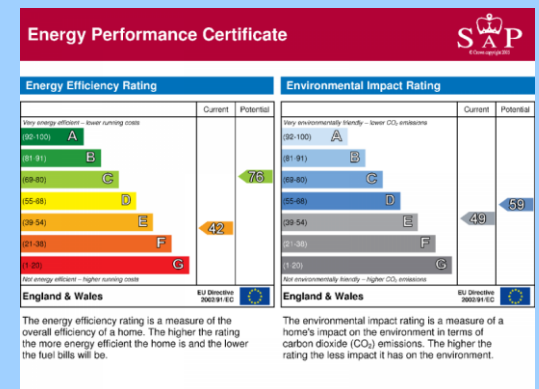
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