





FIRCROFT, EPSOM ROAD LEATHERHEAD, KT22 8TA

**Beautiful Top Floor Apartment
Short Walk to Town Centre
116 Year Lease Unexpired**

**Superb Double Aspect Living/dining Room
Fully Fitted Kitchen with Integrated Appliances
Double Bedroom with Fitted Wardrobes
White Bathroom Suite
Spacious Hallway
Gas Central Heating via Radiators
Allocated Parking
South Facing Communal Gardens
Walking Distance of Town & Main Line Station**

This apartment is beautifully presented in an immaculate condition throughout, having been tastefully updated by its current owner. The delightful living/dining room provides the best of both worlds: a bright and spacious double aspect area with ample space for dining and entertaining as well as a cosy area for relaxing. The kitchen is fitted with a contemporary range of high gloss wall and floor units, high gloss granite effect worktops and slate effect laminate flooring. Appliances include; gas hob, cooker hood/extractor fan, electric fan oven, integrated fridge freezer and washing machine. The double bedroom has 3 fitted wardrobes, a ceiling fan, and provides a sunny outlook to the rear gardens. The fully tiled bathroom comprises a bath with mixer tap and shower attachment, low level flush WC, pedestal hand wash basin, extractor fan and radiator. The spacious hallway has a tall built-in cupboard and access to loft space via a fitted ladder providing additional storage. The property also benefits from neutral carpets fitted throughout, a door entry system, allocated parking and visitor parking. The communal gardens are attractive, south facing and well-maintained.

GROUND FLOOR

COMMUNAL ENTRANCE

Covered entrance porch, courtesy light and secure entry system leading to lobby with stairs to second floor landing.

SECOND FLOOR

ENTRANCE HALL 11'4" × 8'3" (3.45m × 2.51m)

radiator, telephone intercom system, built in storage cupboard, Honeywell heating thermostat control, electrical fusebox, coved ceiling, access to useful partly boarded large loft via sliding ladder, door to:

LIVING/DINING ROOM 14'3" × 14' (4.34m × 4.27m)

Plus recess, double aspect with views to front & side, radiator, t.v point, coved ceiling.

LUXURY FITTED KITCHEN 11'8" × 5'3" (3.56m × 1.60m)

Fitted with an excellent range of cream gloss fronted wall and base units with stainless steel bar handles, contrasting work surfaces with post formed edges, inset single bowl single drainer stainless steel sink unit, mixer tap, built in Electrolux stainless steel electric oven & grill, inset 4 ring Electrolux gas hob, stainless steel chimney extractor hood/light above, integrated fridge/freezer, plumbing and space for washing machine, concealed wall mounted Vaillant combination gas fired boiler for central heating and domestic hot water, window, views to side, tiled effect flooring, part tiled walls, wine rack, concealed lighting, stainless steel sockets & switches, radiator.

BEDROOM 1 14'10" × 10'2" (4.52m × 3.10m)

max, built in double floor to ceiling wardrobe with hanging space and shelved storage, further built in wardrobe, ceiling fan, coved ceiling, radiator.

FULLY TILED BATHROOM

White suite comprising low level w.c with concealed cistern, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, shower rail & curtain, obscure glazed window, display shelf, extractor fan, shaver point, wall mounted mirror, radiator, extractor fan.

OUTSIDE

COMMUNAL GARDENS

Laid to lawn and south facing with shaped flower borders, variety of shrubs and plants, timber garden bench and low level evergreen hedges.

ALLOCATED PARKING SPACE

Situated to the rear of the building.

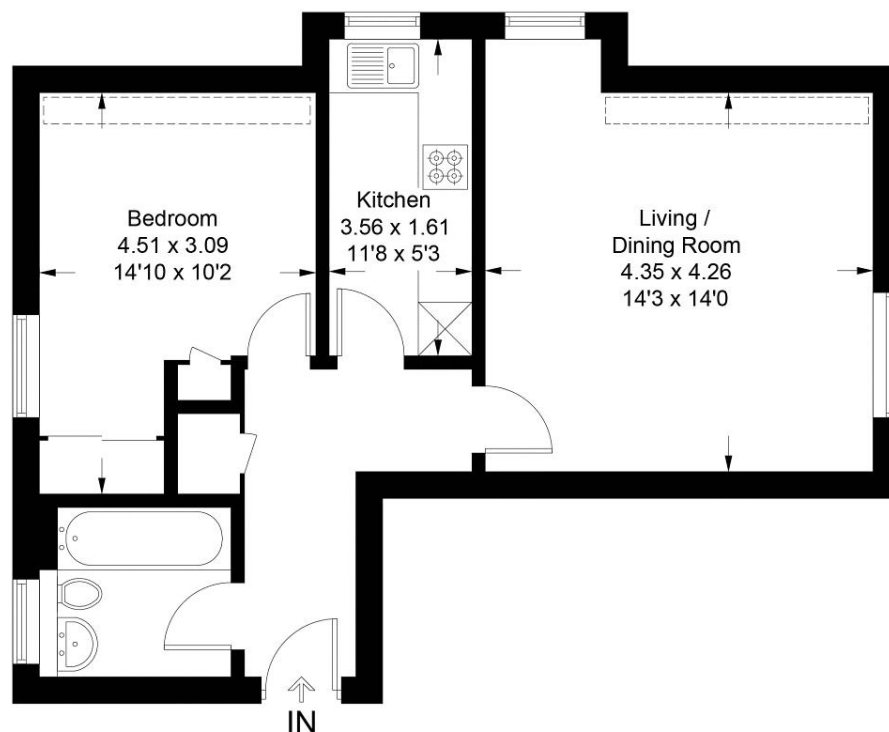
VISITOR PARKING

There are a number of allocated visitor parking spaces situated to the front of the building, marked V.



Approximate Gross Internal Area = 49.9 sq m / 537 sq ft

 = Reduced headroom below 1.5m / 5'0"



Second 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. (ID659705)

www.bagshawandhardy.com © 2020

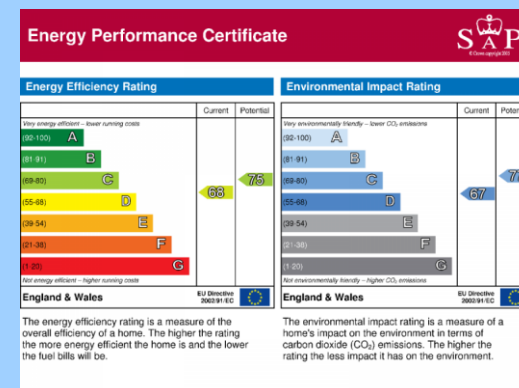


HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

- 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 - Band C
- Note 4 - Lease 116 years from 2020.
- Note 5 - Ground Rent £80 pa
- Note 6 - 2019/March 2020 Maintenance £1664.31

**VIEWING STRICTLY BY APPOINTMENT
ONLY THROUGH THE VENDORS AGENTS
HUGGINS EDWARDS & SHARP**

BOOKHAM SALES OFFICE
11-15 HIGH STREET, BOOKHAM, KT23 4AA
01372 457011
sales@hes-bookham.co.uk



www.hugginsedwards.co.uk

