





HAWKS HILL COURT, GUILDFORD ROAD, LEATHERHEAD, KT22 9BX

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

**974 year Lease Unexpired
Double South East Aspect Lounge/Dining Room
Separate Fitted Kitchen
Principal 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, principal bedroom with en-suite shower room, second bedroom and main bathroom. The property benefits from 2 nearby 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 entry phone, telephone point, built in storage cupboard, airing cupboard housing recently fitted hot water heating cylinder, slatted shelves, coved ceiling, heating thermostat control, wood effect floor, 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, dimmer switch, wall mounted thermostat, t.v. point, coved ceiling, wood effect floor, wall light points.

FITTED KITCHEN 13' × 5'9" (3.96m × 1.75m)

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 Zanussi electric oven under, integrated tall fridge/freezer, integrated Bosch dishwasher, fitted washer/dryer, ceramic tiled floor, heating thermostat control, programmer control, coved ceiling, recessed downlighters, sealed unit double glazed window.

PRINCIPAL BEDROOM 12'4" × 10' (3.76m × 3.05m)

max, built in double wardrobe, wall mounted thermostat, sealed unit double glazed window, wood effect floor, 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, vanity top, inset wash hand basin with mixer tap, low level w.c. with concealed cistern, part tiled walls, shaver point, recessed downlighters, heating thermostat control, extractor fan, tiled floor, obscure sealed unit double glazed window.

BEDROOM 2 11'6" × 6'2" (3.50m × 1.88m)

built in wardrobe, coved ceiling, wall mounted thermostat, sealed unit double glazed window, heating thermostat control, wood effect floor.

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, low level w.c., recess downlighters, heating thermostat control, extractor fan, half tiled walls and tiled floor.

OUTSIDE

2 ALLOCATED PARKING SPACES

VISITOR PARKING SPACES

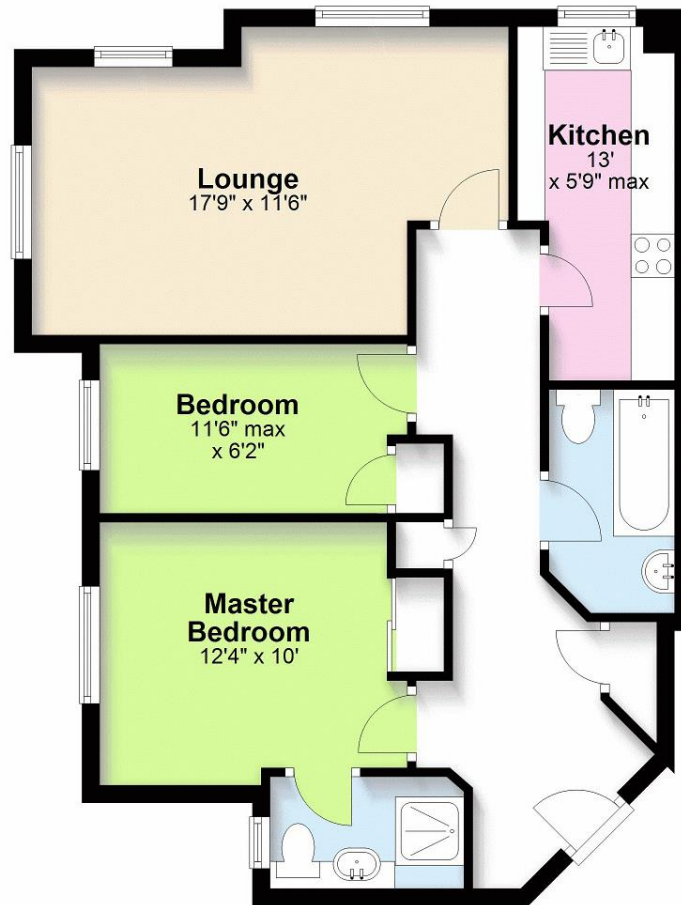
ATTRACTIVE COMMUNAL GROUNDS

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



Ground Floor Flat

Approx. 671.5 sq. feet



Total area: approx. 671.5 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

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

Note 2 - Ground Rent £376.26 pa.

Note 3 - Maintenance 817.50 six monthly. The external decorations were carried out in 2019 and the internal decorations are due to be carried out 2021.

Note 4 - Please note domestic and electrical appliances have not been tested.

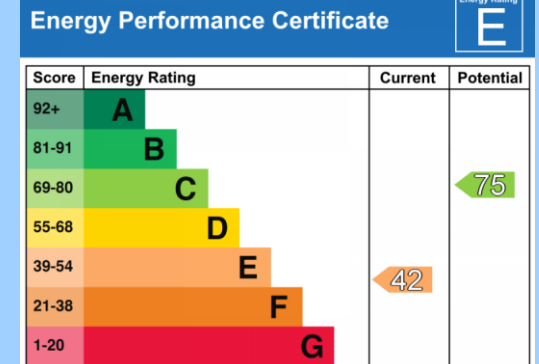
Note 5 - Mains electricity, water and drainage are connected to the property as well as Cable.

**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



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