







## COPPERFIELD COURT

LEATHERHEAD, KT22 7LD

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**First Floor Purpose Built Apartment**  
**Walking Distance of Town and Station**  
**Excellent Decorative Order**

**Two Bedrooms • Modern Bathroom**  
**Light and Spacious Lounge**  
**Modern Fitted Kitchen**  
**No Ongoing Chain • Garage**  
**Resident Parking • 952 Unexpired Lease**  
**Viewing Highly Recommended**



A PURPOSE BUILT FIRST FLOOR APARTMENT situated within a few minutes walk of both Leatherhead main line station and the Town Centre which offers an excellent selection of shops including the Swan centre shopping complex and Waitrose local store. The accommodation is presented in excellent decorative and features a modern fitted kitchen, lounge with large window, entrance hall, 2 bedrooms and modern bathroom. The property benefits further from sealed unit double glazing and the electrics have recently been updated, outside there is a garage and residents parking.

## FIRST FLOOR

### ENTRANCE HALL

front door, woodblock flooring, wall mounted electric heater, door to:

### LIVING ROOM 14'11" × 11'5" (4.55m × 3.48m)

built in double storage cupboard housing electric consumer unit, wall mounted electric heater, large sealed unit double glazed window, door to:

### MODERN FITTED KITCHEN 13'11" × 6' (4.24m × 1.83m)

Fitted with an excellent range of gloss fronted wall and floor units with stainless steel bar handles, contrasting wood effect work surfaces with post formed edges, inset single bowl single drainer stainless steel sink unit, mixer tap, built in Zanussi stainless steel electric oven & grill, inset Zanussi 4 ring ceramic hob, stainless steel chimney extractor hood/light above, free standing fridge/freezer, washing machine, sealed unit double glazed window, vinyl floor, part tiled walls, wall mounted electric heater, built in cupboard housing hot water tank with immersion heater & cold water storage tank.

### INNER HALL

### BEDROOM 1 13' × 9'4" (3.96m × 2.85m)

built in double wardrobe, wall mounted electric heater, sealed unit double glazed window, rear aspect.

### BEDROOM 2 9'7" × 6'5" (2.92m × 1.96m)

wall mounted electric heater, sealed unit double glazed window, rear aspect.

### FULLY TILED BATHROOM

Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., shaver point, wall mounted mirror, chrome towel rail, tiled floor, obscure sealed unit double glazed window.

## OUTSIDE

### GARAGE IN NEARBY BLOCK 16'5" × 7'10" (5m × 2.39m)

### PARKING

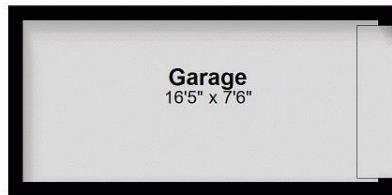
Parking permits are issued for the car park with each property having a permit plus a visitor's permit.





### First Floor Flat

Approx. 674.9 sq. feet



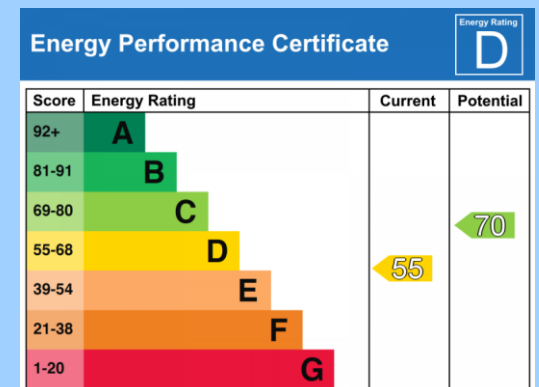
Total area: approx. 674.9 sq. feet

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 1st January 1974.
- Note 2 - Ground Rent £25 pa.
- Note 3 - Maintenance approximately £600 six monthly.
- Note 4 - Please note domestic and electrical appliances have not been tested.
- Note 5 - Mains electricity, water and drainage are connected to the property.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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