

COPPERFIELD COURT

LEATHERHEAD, KT22 7LD

**Ground Floor Purpose Built
Apartment**

**Walking Distance of Town and
Station**

**Excellent Decorative Order
952 Unexpired Lease with Share of
the Freehold**

**No Ongoing Chain • Double Bedroom
Modern Bathroom**

Light and Spacious Lounge

Fitted Kitchen • Newly fitted carpets

Resident Parking

Viewing Highly Recommended

A PURPOSE BUILT GROUND 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 order having been recently decorated and features a separate fitted kitchen, lounge with large window, entrance hall, double bedroom with built in wardrobe, white bathroom suite, sealed unit triple glazing and newly fitted carpets. The accommodation with approximate details is as follows.

FIRST FLOOR

ENTRANCE HALL 7'5" × 6'5" (2.26m × 1.96m)

front door, woodblock flooring, built in storage cupboard, further large built in cupboard, door to:

LIVING ROOM 16'3" × 11'5" (4.95m × 3.48m)

large sealed unit triple glazed window, door to:

FITTED KITCHEN 11'8" × 5'10" (3.56m × 1.78m)

Fitted with a range of white fronted wall and floor units, contrasting work surfaces, inset single bowl single drainer stainless steel sink unit, mixer tap, built in electric oven, fitted electric hob, extractor/light above, appliance space, part tiled walls, sealed unit triple glazed window, vinyl floor, breakfast bar, built in partly shelved cupboard housing hot water tank with immersion heater & cold water storage tank, plumbing & space for washing machine.

BEDROOM 1 13'9" × 10'9" (4.19m × 3.28m)

built in double wardrobe with cupboard above, large sealed unit triple glazed window, rear aspect.

BATHROOM

white suite comprising panel enclosed bath with independent electric shower unit, glazed shower screen, pedestal wash hand basin, low level w.c., mirror fronted medicine cabinet, vinyl floor, part tiled walls, chrome towel rail, obscure sealed unit triple glazed window.

OUTSIDE

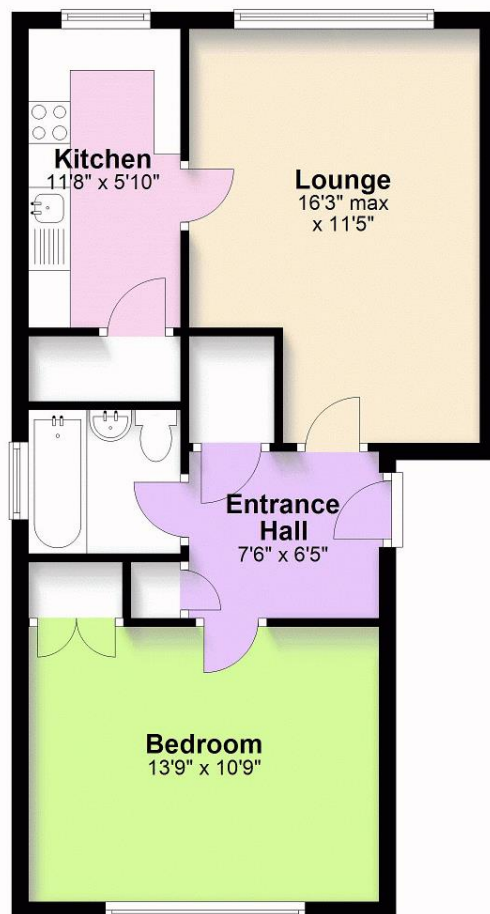
PARKING

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



Ground Floor Flat

Approx. 538.7 sq. feet



Total area: approx. 538.7 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 £0 pa.

Note 3 - Maintenance approx £427.63 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.

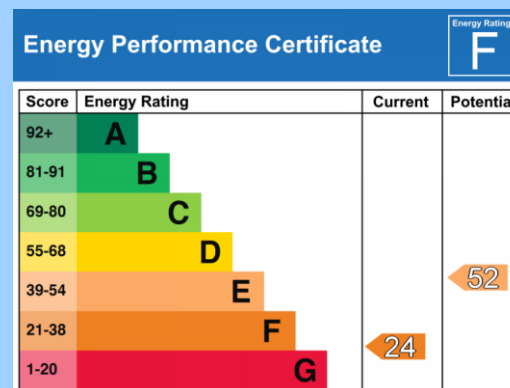
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BOOKHAM SALES OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk



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