





FIRCROFT, EPSOM ROAD LEATHERHEAD, KT22 8TA

**A Spacious First Floor Apartment
Conveniently Located for Both the Town
and Station
Situated at the Rear of Building**

**116 Year Lease Unexpired
Entrance Hall
Lounge/Dining room
Separate Fitted Kitchen
Double Bedroom with wardrobe
Shower Room
Allocated Parking
Telephone Entry System
Combination Gas Fired Boiler
Gas Central Heating to Radiators
Communal Garden • Visitor Parking**

A PURPOSE BUILT FIRST FLOOR apartment constructed by Peacock Homes around 1994 having mellow brick and feature red brick elevations under a pitched tiled roof. Situated within easy reach of Junction 9, the Leatherhead Intersection of the M25 and within walking distance of the town centre and main line station the apartment is located at the rear of the building and enjoys a south/south east facing aspect. Internally the accommodation is light and spacious with an attractive, open aspect to the rear and offers a good size lounge/dining room with separate kitchen, double bedroom with built in wardrobe, shower room and entrance hall with built in double storage cupboard. In addition the apartment benefits from a combination boiler, gas central heating to radiators and the lease has been extended to 2135. The property benefits further from an allocated parking space, visitor parking and security entry system, an internal inspection is highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE

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

FIRST FLOOR

ENTRANCE HALL

single radiator panel, telephone intercom system, built in double storage cupboard housing electrical fusebox, coved ceiling, smoke detector.

LOUNGE/DINING ROOM 18'2" × 9'8" (5.54m × 2.95m)

plus rectangular bay window, views to rear, two single radiator panels, telephone point, serving hatch, coved ceiling, heating thermostat control.

FITTED KITCHEN 11'8" × 5'4" (3.56m × 1.63m)

Fitted with an excellent range of wall and floor units with contrasting light wood effect work surfaces with post formed edges, inset single bowl single drainer stainless steel sink unit, built in waste disposal, built in Zanussi electric oven & grill, inset 4 ring indesit gas hob, extractor hood/light above, integrated fridge/freezer, plumbing and space for washing machine, wall mounted combination gas fired boiler for central heating and domestic hot water, programmer control, window, views to rear, extractor fan, part tiled walls, serving hatch, single panel radiator.

BEDROOM 1 11'8" × 9'10" (3.56m × 3m)

max, into door entrance, views to rear, single radiator panel, built in double wardrobe cupboard with hanging space and shelved storage, coved ceiling.

SHOWER ROOM

White suite comprising low level w.c., pedestal wash hand basin, corner shower with shower unit, glazed side panel & door, display shelf, part tiled walls, extractor fan, shaver point, wall mounted mirror fronted medicine cabinet, vinyl floor, single panel radiator.

OUTSIDE

COMMUNAL GARDEN

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

ALLOCATED PARKING SPACE

An end space, wider than usual, 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 'VP'.



First Floor Flat

Approx. 462.8 sq. feet



Total area: approx. 462.8 sq. feet

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

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, council tax band c.

Lease 116 years unexpired.

Service Charge £1559.21 approximately pa until 24 March 2019 - includes building insurance, contingency fund, reserve contribution & window cleaning.

Ground Rent £85 pa.

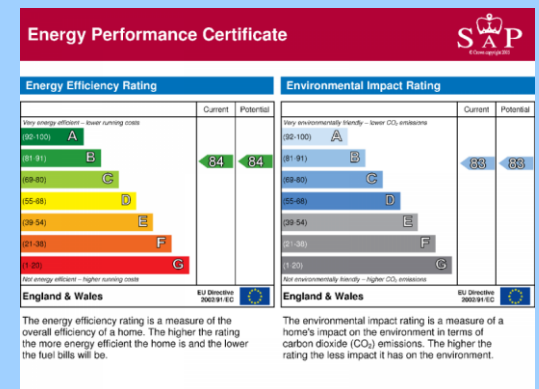
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