



COPPERFIELD COURT

LEATHERHEAD, KT22 7LD

Purpose Built Studio Apartment
Second Floor
Walking Distance of Town & Station

Bathroom
Light and Spacious Lounge/Bedroom
Fitted Kitchen
No Ongoing Chain
Parking & Visitor Parking
948 Year Unexpired Lease



A PURPOSE BUILT TOP 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, Waitrose store, public library, restaurants, health centres, dental surgeries, private Nuffield Health Club and leisure centre at Fetcham Grove.. The accommodation comprises a spacious living/bedroom with attractive bay window, fitted kitchen, entrance hall and bathroom. The property benefits further from a 948 year lease, residents parking and no ongoing chain.

SECOND FLOOR

ENTRANCE HALL

front door, access to loft, wall mounted electric heater, door to:

WALK IN CUPBOARD 7' × 3'8" (2.13m × 1.12m)
partly shelved, light.

BEDROOM/LIVING ROOM 18'11" × 13'10" (5.77m × 4.22m)

into bay window, wall mounted electric heater, woodblock floor, door to:

KITCHEN 8'2" × 5'8" (2.49m × 1.73m)

Fitted with a range of fitted floor units & shelving, wood effect work surfaces, inset one and half bowl single drainer sink unit, mixer tap, freestanding electric cooker & washing machine, part tiled walls, wood effect floor, airing cupboard housing lagged hot water cylinder with immersion heater, cold water storage tank.

BATHROOM

Coloured suite comprising panel enclosed bath, independent electric Mira shower unit, shower rail and curtain, pedestal wash hand basin, low level w.c., medicine cupboard, shaver point, part tiled walls, wood effect floor, extractor fan.

OUTSIDE

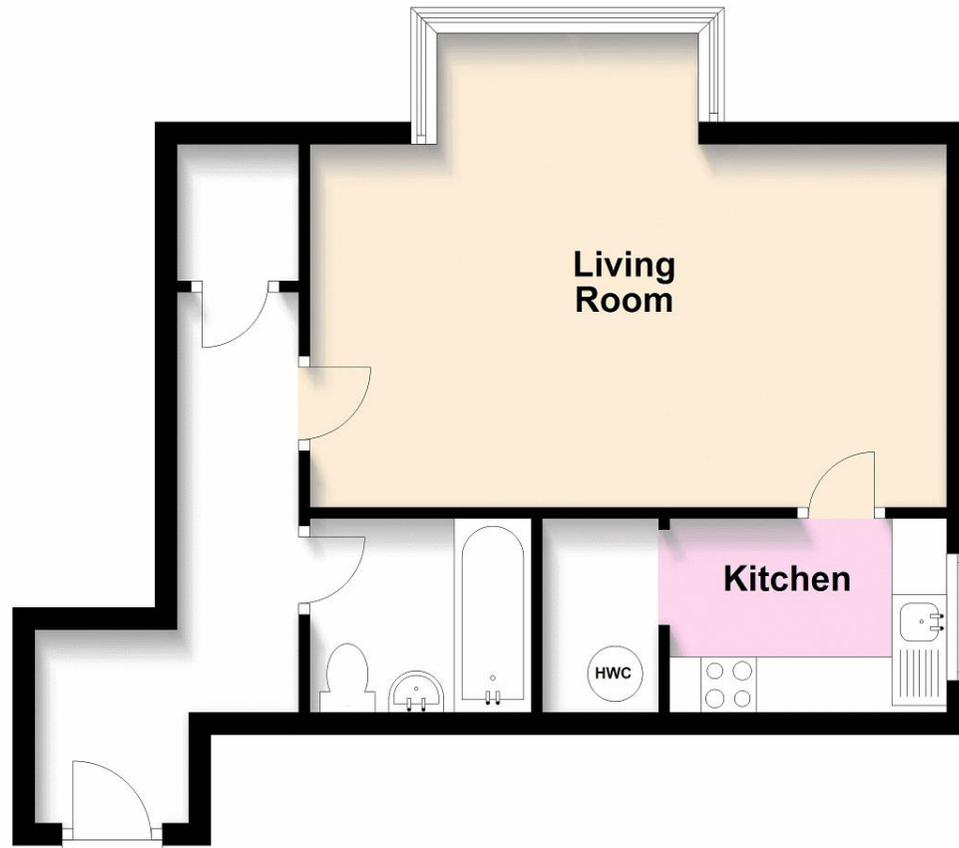
PARKING

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



Second Floor Flat

Approx. 437.3 sq. feet



Total area: approx. 437.3 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 electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley Council, council tax band B.

Note 1 - Lease 948 years unexpired.

Note 2 - £25 pa Ground Rent.

Note 3 - Maintenance £512.33 for 6 months to June 2024.

**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

Energy Performance Certificate

Energy Rating
D

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

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