





## **FIRCROFT, EPSOM ROAD**

**LEATHERHEAD, KT22 8TA**

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**A First Floor Apartment  
Conveniently Located For Both  
Town and Station  
Immediate Vacant Possession  
159 Year Lease Unexpired**

**Excellent Decorative Order  
Entrance Hall • Lounge/Dining room  
Separate Fitted Kitchen  
Double Bedroom with wardrobe • Bathroom  
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 in an established area within walking distance of the town centre and main line station and also within easy reach of Junction 9, the Leatherhead Intersection of the M25. Internally the accommodation is presented in excellent decorative order and comprises a good size lounge/dining room, separate fitted kitchen, double bedroom with built in wardrobe, bathroom 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 2183. 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, coved ceiling, Honeywell heating thermostat control, door to:

### LOUNGE/DINING ROOM 18'9" × 9'9" (5.72m × 2.97m)

Views to front, two single radiator panels, t.v point, serving hatch, coved ceiling.

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

Fitted with a 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 electric oven & grill, inset 4 ring Zanussi gas hob, extractor hood/light above, integrated fridge/freezer, plumbing and space for washing machine, wall mounted Baxi combination gas fired boiler for central heating and domestic hot water, window, vinyl wood effect floor, extractor fan, part tiled walls, serving hatch, single panel radiator.

### BEDROOM 1 11'8" × 9'8" (3.56m × 2.95m)

max, single radiator panel, built in double floor to ceiling wardrobe with sliding doors and hanging space, coved ceiling.

### BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, shower screen, tiled display shelf, part tiled walls, extractor fan, shaver point, vinyl wood effect floor, single panel radiator, obscure glazed window.

## OUTSIDE

### COMMUNAL GARDENS

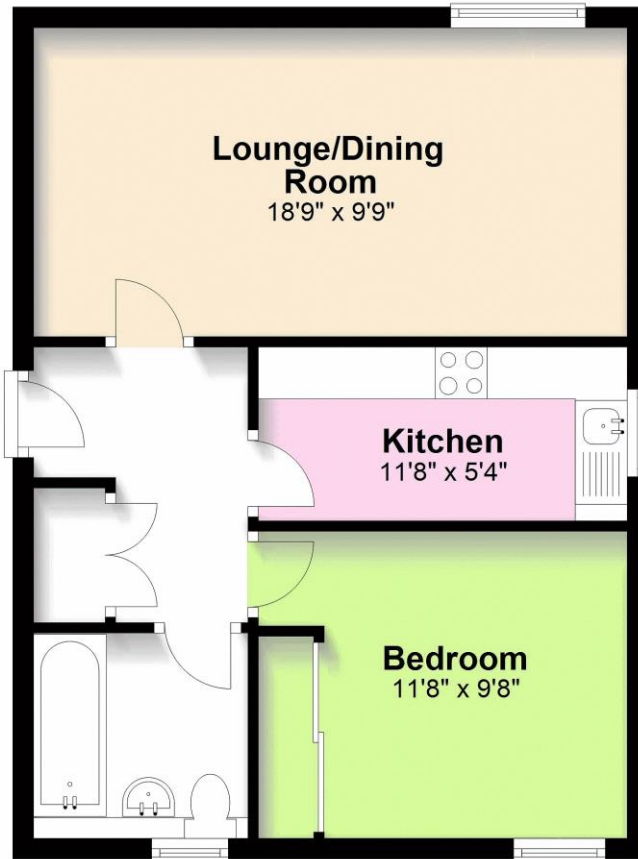
Laid to lawn with shaped flower borders, variety of shrubs and plants, timber garden bench and low level evergreen hedges.

### ALLOCATED PARKING SPACE

### VISITOR PARKING

There are a number of allocated visitor parking spaces situated to the front of the building, marked 'V'.





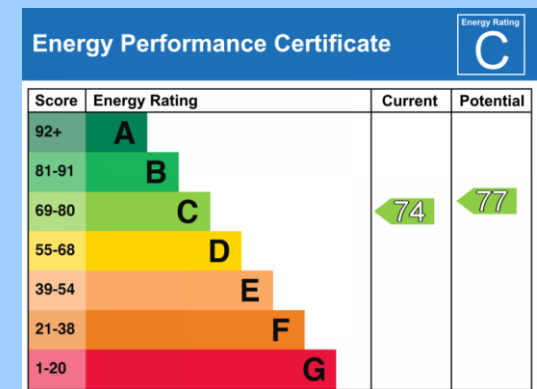
Total area: approx. 481.2 sq. feet

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 – Band C
- Note 4 - Lease 189 years from 1994.
- Note 5 - Peppercorn Ground Rent.
- Note 6 - Maintenance £1391.17 2023/2024

**VIEWING STRICTLY BY APPOINTMENT ONLY  
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