





EAST LODGE, EPSOM ROAD LEATHERHEAD, KT22 8TG

**A Spacious & Immaculately Presented
First Floor Apartment**

**Conveniently Located for both the Town
and Station**

Immediate Vacant Possession

138 Year Lease Unexpired

Excellent Decorative Order

New Carpets Fitted

Gas Central Heating to Radiators

Lounge/Dining room

Modern Kitchen/Breakfast Room with Appliances

Entrance Hall • Double Bedroom

Modern Bathroom • Parking

Telephone Entry System

Combination Gas Fired Boiler

A SPACIOUS & IMMACULATELY PRESENTED PURPOSE BUILT FIRST FLOOR apartment 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. There are also main routes located nearby which serve Epsom (408 and 21), Dorking/Kingston (465) and Guildford (479). The accommodation is beautifully presented throughout and comprises a double bedroom, modern fully tiled bathroom, entrance hall with useful built in storage cupboard and living room with rectangular bay. In addition there is a spacious kitchen/breakfast room which comprises an excellent range of modern grey fronted units complemented with new worktops and built in appliances. The property benefits further from gas central heating to radiators, oak internal doors with stainless steel handles, new carpets throughout and sealed unit double glazed windows. 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

telephone intercom system, built in storage cupboard, consumer unit, coved ceiling, door to:

LOUNGE/DINING ROOM 14'11" × 13'3" (4.55m × 4.04m)

Views to front, deep rectangular bay window, coved ceiling, wall light points, heating thermostat control, radiator, built in storage cupboard housing wall mounted Worcester combination gas fired boiler for central heating and domestic hot water.

MODERN KITCHEN/BREAKFAST ROOM 9'11" × 8'9" (3.02m × 2.67m)

Fitted with an excellent range of modern gloss grey fronted wall and floor units having stainless steel bar handles, complemented with grey work surfaces, inset one & half bowl single drainer stainless steel sink unit, mixer tap, built in Bosch stainless steel electric oven, Lamona 4 ring ceramic hob, stainless steel extractor hood above, Beko washer/dryer, integrated Bosch fridge/freezer, sealed unit double glazed window, radiator, part tiled walls, coved ceiling, ceramic tiled floor, spotlights.

BEDROOM 1 13'5" × 10'3" (4.09m × 3.12m)

max, radiator, sealed unit double glazed window, coved ceiling.

BATHROOM

Modern white suite comprising curved panel bath, mixer tap, shower attachment, curved glazed shower screen, low level w.c., vanity unit, inset wash hand basin, cupboard under, mirror door medicine cabinet, extractor fan, fully tiled walls, ceramic tiled floor, chrome towel rail.

OUTSIDE

PARKING SPACE

Parking situated near front of the building.



First Floor Flat

Approx. 48.2 sq. metres (518.3 sq. feet)



Total area: approx. 48.2 sq. metres (518.3 sq. feet)

- 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 138 years unexpired.
- Note 5 - Ground Rent £50 pa.
- Note 6 - Service charge £2475.02 pa for the current year which runs from 1st September 2025.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

BOOKHAM SALES OFFICE

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Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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