





HAWKS HILL COURT, FETCHAM, LEATHERHEAD, KT22 9BX

**Modern First Floor Apartment
Close To Leatherhead Town & Station
Chain Free**

**969 Year Lease Unexpired
Double South East Aspect Lounge/Dining Room
Separate Newly Fitted Kitchen
Built In Appliances • Principal Bedroom
Luxury En Suite Shower Room
Modern White Bathroom Suite
Excellent Decorative Order • 2nd Bedroom
2 Allocated Parking Spaces
Attractive Communal Grounds**

A PURPOSE BUILT FIRST FLOOR TWO BEDROOM APARTMENT situated about half a mile from Leatherhead's busy Town Centre which offers an excellent selection of shopping facilities including the Swan Centre Shopping Complex, Waitrose Supermarket and there are also two Health Centres, Public Library, several Pubs and Restaurants and the Leisure Centre at Fetcham Grove. Leatherhead main line station is also within walking distance and provides regular services into Central London (Waterloo/Victoria). The property has been modernised and decorated in recent years and the accommodation comprises reception hall, double aspect lounge/dining room, separate modern fitted kitchen with built in appliances, principal bedroom with en-suite shower room, second bedroom and main bathroom. The property is presented in excellent decorative order and benefits further from LED downlights, newly fitted kitchen and bathroom suites, wall mounted electric heaters, 2 nearby allocated parking spaces, visitor parking, long lease and attractive communal gardens.



GROUND FLOOR

Communal Entrance

FIRST FLOOR

Entrance door with spyhole to:

RECEPTION HALL

with wall mounted entry phone, built in storage cupboard, airing cupboard housing fitted hot water heating cylinder, slatted shelves, coved ceiling, and recessed ceiling lights, door to:

LOUNGE/DINING ROOM 19'7" × 12'5" (5.97m × 3.78m)

max, a light well-proportioned double aspect room with three windows, t.v. point, coved ceiling, recessed ceiling lights, wall mounted electric heater, secondary double glazing, juliet balcony and French doors.

MODERN FITTED KITCHEN 10'10" × 6' (3.30m × 1.83m)

Fitted with an excellent range of grey shaker style wall & floor units with contrasting work surfaces inset one and a half bowl single drainer sink unit with mixer tap, concealed lighting, part tiled walls, inset ceramic 4-ring electric hob, stainless steel chimney style extractor hood over, built in Zanussi electric oven under, integrated tall fridge/freezer, integrated dishwasher & washer/dryer, programmer control, coved ceiling, recessed ceiling lights.

PRINCIPAL BEDROOM 11'7" × 8'8" (3.53m × 2.64m)

max, built in double wardrobe, plus further deep walk in wardrobe, wall mounted electric heater, coved ceiling, recessed ceiling lights, door to:

LUXURY EN-SUITE SHOWER ROOM

with matching three piece suite comprising fully tiled shower cubicle, wall mounted shower unit with fixed head shower and rainfall shower, glazed shower door, vanity top, inset wash hand basin with mixer tap, low level w.c. with concealed cistern, fully tiled walls, shaver point, recessed ceiling lights, extractor fan, obscure double glazed window, wall mounted chrome towel rail, shaver point, fitted circular mirror.

BEDROOM 2 9'1" × 6'3" (2.77m × 1.90m)

coved ceiling, recessed ceiling lights, access to loft.

MODERN FITTED BATHROOM

matching white three piece suite comprising panel enclosed bath, thermostatic shower, vanity unit, wash hand basin with mixer tap, low level w.c., recessed ceiling lights, extractor fan, fully tiled walls.

OUTSIDE

2 ALLOCATED PARKING SPACES

situated side by side to the front of the building.

VISITOR PARKING SPACES

ATTRACTIVE COMMUNAL GROUNDS

mainly laid to lawn providing a delightful setting with mature trees, variety of shrubs & evergreens and interconnecting footpaths.



First Floor Flat

Approx. 626.6 sq. feet



Total area: approx. 626.6 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 25th March 1996.

Note 2 - Ground Rent approx £189 every six months.

Note 3 - Maintenance approx. £2100 every six months.

Note 4 - Estate Service Charge approx. £157 every six months.

Note 5 - Please note domestic and electrical appliances have not been tested.

Note 6 - Mains electricity, water and drainage are connected to the property as well as Cable.

N.B. We understand exterior decoration is due to be undertaken on the development and the existing sinking fund has not been sufficient to cover the cost of the scheduled works. Therefore the additional cost has been collected over 24 months through the service charge which has made the costs higher than usual but going forward 2027 will not include this cost. For comparison the maintenance cost previously was £839.07 every 6 months and the estate charge £123.75 every 6 months.

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81-91	B		
69-80	C		78
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		



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