





HAWKS HILL COURT, GUILDFORD ROAD LEATHERHEAD, KT22 9BX

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

**972 year Lease Unexpired
Double South East Aspect Lounge/Dining Room
Separate Newly Fitted Kitchen
New Built In Appliances
Principal Bedroom
Luxury En Suite Shower Room
Modern White Bathroom Suite
Recently Decorated Throughout
New Carpets • 2nd Bedroom
2 Allocated Parking Spaces
Attractive Communal Grounds**

A RECENTLY MODERNISED 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 accommodation comprises reception hall, double aspect lounge/dining room, separate newly fitted Kitchen, principal bedroom with en-suite shower room, second bedroom and main bathroom. The property benefits further from LED downlighting, new bathroom suites, wall mounted electric heaters, new decoration throughout, new carpets, 2 nearby allocated parking spaces, visitor parking, long lease and attractive communal gardens.



FIRST FLOOR

RECEPTION HALL

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

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

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

LUXURY EN-SUITE SHOWER ROOM

BEDROOM 2 9'1" × 6'3" (2.77m × 1.90m)

NEWLY FITTED BATHROOM

OUTSIDE

2 ALLOCATED PARKING SPACES

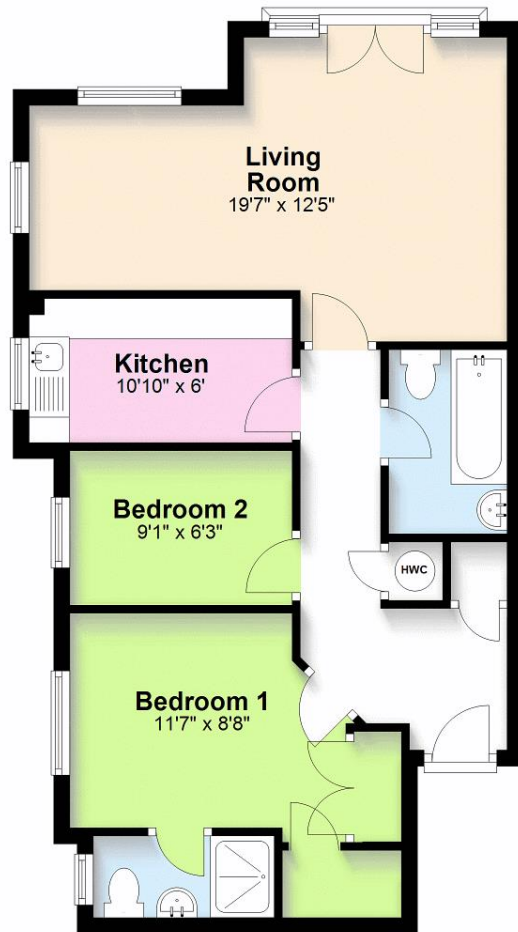
VISITOR PARKING SPACES

ATTRACTIVE COMMUNAL GROUNDS



First Floor Flat

Approx. 626.6 sq. feet



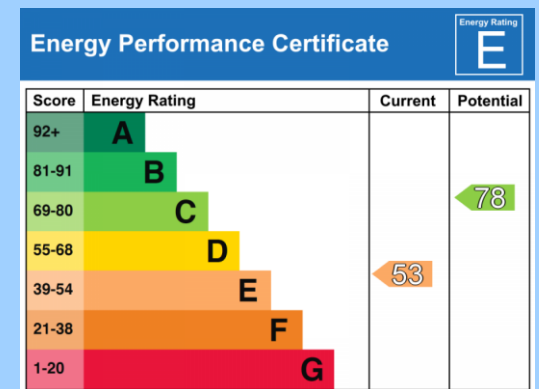
Total area: approx. 626.6 sq. feet

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 £185 every six months.
- Note 3 - Maintenance £839.07 every six months.
- Note 4 - Estate Service Charge £123.75 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.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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