



FIRCROFT, EPSOM ROAD LEATHERHEAD, KT22 8TA

**A Purpose Built Ground Floor Apartment
Walking Distance of the Town and Station**

No Ongoing Chain

159 Year Lease Unexpired • Entrance Hall

Lounge/Dining room

Separate Fitted Kitchen

Double Bedroom with wardrobe • Bathroom

Telephone Entry System

Combination Gas Fired Boiler

Gas Central Heating to Radiators

Communal Garden • Allocated Parking

Visitor Parking

A PURPOSE BUILT GROUND 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 with door opening onto a patio, 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 entrance lobby, door to:

ENTRANCE HALL

radiator, telephone intercom system, built in double storage cupboard housing electrical fuse box, coved ceiling, heating thermostat control, door to:

LOUNGE/DINING ROOM 18'2" × 9'8" (5.54m × 2.95m)

two radiators, heating thermostat control, serving hatch, coved ceiling, heating thermostat control, glazed door & full length side window to paved patio.

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

Fitted with an excellent 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 Hotpoint electric oven & grill, inset 4 ring gas hob, Zanussi extractor hood above, integrated fridge/freezer, plumbing and space for washing machine, wall mounted Worcester combination gas fired boiler for central heating and domestic hot water, programmer control, window, part tiled walls, serving hatch, radiator.

BEDROOM 1 11'9" × 9'9" (3.58m × 2.97m)

max, into door entrance, radiator, built in double floor to ceiling wardrobe cupboard with hanging space and shelved storage, coved ceiling.

BATHROOM

White suite comprising panel bath, mixer tap & shower attachment, glazed shower screen, low level w.c., pedestal wash hand basin, fully tiled walls, extractor fan, shaver point, wall mounted mirror fronted medicine cabinet, vinyl floor, chrome towel rail.

OUTSIDE

PATIO

Paved communal patio with access from Lounge/Dining room.

COMMUNAL GARDEN

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

ALLOCATED PARKING SPACE

An end space, situated to the front of the building.

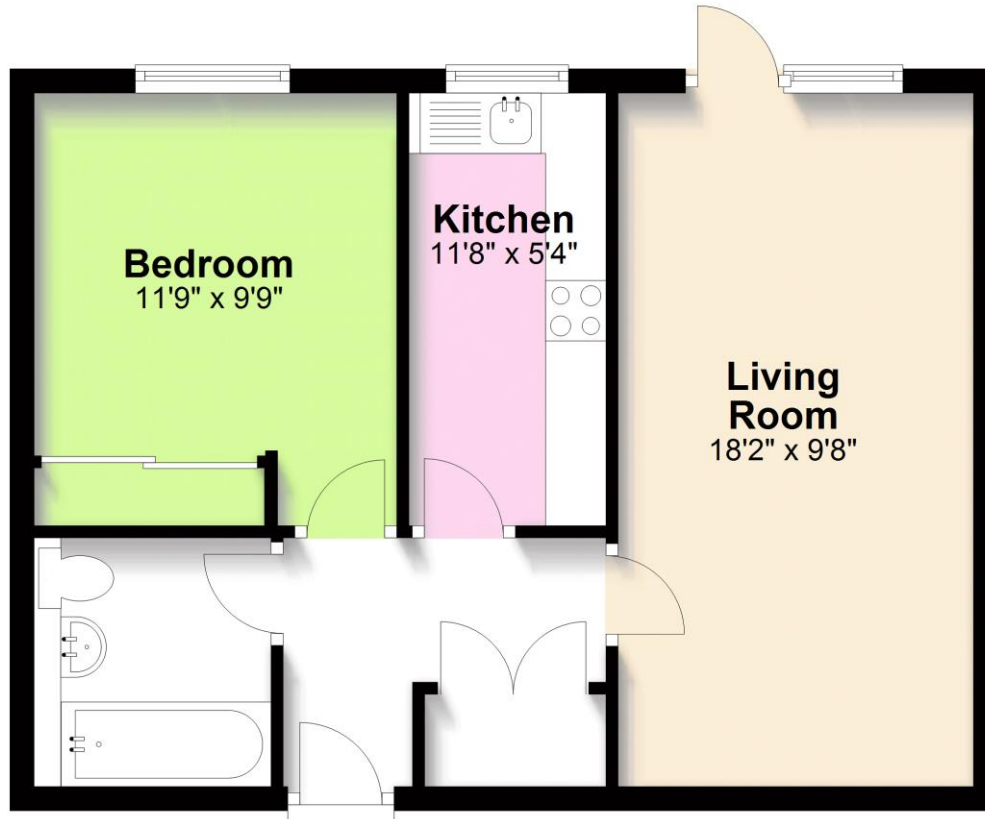
VISITOR PARKING

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



Ground Floor Flat

Approx. 480.0 sq. feet



Total area: approx. 480.0 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, council tax band c.
- Note 1 - Lease 189 years from 1994.
- Note 2 - Peppercorn Ground Rent.
- Note 3 - Maintenance £1397.17 2023/2024

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

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| Energy Performance Certificate | | Energy Rating | |
|--------------------------------|---------------|---------------|-----------|
| Score | Energy Rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 | 76 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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