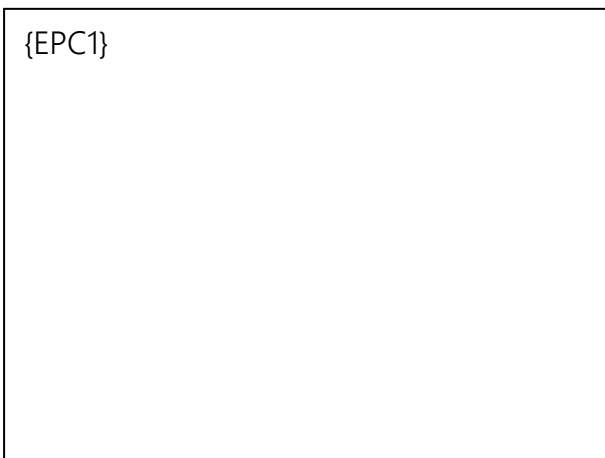


**TO LET**



**EPC - C • COUNCIL TAX BAND - C**  
**HOLDING DEPOSIT (ONE WEEKS RENT) - £253**  
**DEPOSIT (5 WEEKS RENT) - £1269.00**

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 within easy reach of Junction 9, the Leatherhead Intersection of the M25 and within walking distance of the town centre and main line station the apartment is located at the rear of the building and enjoys a south/south east facing aspect. Internally the accommodation is light and spacious with an attractive, open aspect to the rear and offers a good size lounge/dining room with separate kitchen, double bedroom with built in wardrobe, shower room and entrance hall with built in double storage cupboard. In addition the apartment benefits from a combination boiler, gas central heating to radiators. The property benefits further from an allocated parking space, visitor parking and security entry system.



## 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 housing electrical fusebox, coved ceiling, smoke detector.

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

plus rectangular bay window, views to rear, two single radiator panels, telephone point, serving hatch, coved ceiling, heating thermostat control.

### FITTED KITCHEN 11'8" x 5'4" (3.56m x 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 waste disposal, built in Zanussi electric oven & grill, inset 4 ring indesit gas hob, extractor hood/light above, integrated fridge/freezer, plumbing and space for washing machine, wall mounted combination gas fired boiler for central heating and domestic hot water, programmer control, window, views to rear, extractor fan, part tiled walls, serving hatch, single panel radiator.

### BEDROOM 1 11'8" x 9'10" (3.56m x 3m)

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

### SHOWER ROOM

White suite comprising low level w.c., pedestal wash hand basin, corner shower with shower unit, glazed side panel & door, display shelf, part tiled walls, extractor fan, shaver point, wall mounted mirror fronted medicine cabinet, vinyl floor, single panel radiator.

## OUTSIDE

### 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, wider than usual, situated to the rear of the building.

### VISITOR PARKING

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

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.

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

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

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