Elegant 2 bedroom penthouse apartment

Flat 16, Hawks Hill House, Guildford Road, Leatherhead, Surrey, KT22 9GS

£630,000 Share of Freehold

savills

Kitchen/breakfast room • 1 reception room • 2 bedrooms • 2 bathrooms • Guest WC • Garage • Communal landscaped garden with a southerly aspect

Local information
For the commuter, Leatherhead Station provides a regular service into London Waterloo. The M25 and A3 are close by providing routes to London and the coast and links to Gatwick and Heathrow airports.

There is a good choice of private and state schooling in the area including St. Johns, St. Teresa's, Downsend and St. Andrews.

Nearby Leatherhead and Bookham High have a good range of shops catering for day to day needs, including large supermarkets and independent butchers, bakery and hairdressers, whilst Guildford provides more extensive shopping.

Polesden Lacey, Norbury Park and Box Hill are nearby offering lovely walks and scenery.

About this property
This beautifully appointed two double bedroom penthouse apartment is situated in this attractive development which was completed by Millgate Homes in 2006. Each unit within the development was built to the highest standard using quality materials and traditional construction methods with concrete floors which significantly reduces any sound transmission. There is also a lift.

The Kitchen features a ceramic tiled floor and is fitted with a comprehensive range of integrated appliances, floor and wall cupboards with granite upstands and work surfaces. The sitting room is double aspect, allowing plenty of natural light, and there are lovely views over the grounds and Surrey Hills beyond. Both double bedrooms feature built in wardrobes and en suite bathroom. A guest WC and useful hall cupboard completes the accommodation.

Externally, there is a private garage with an electrically operated up and over door, light and power points.

The communal grounds to Hawks Hill House are attractively landscaped and well maintained, with a southerly aspect.

The development itself is accessed via an electrically operated gate.

Tenure
Share of Freehold

Local Authority
Mole Valley District Council

Council Tax
Band = F

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills

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Approximate Area = 131.9 sq m / 1420 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 146.3 sq m / 1575 sq ft
Including Limited Use Area (18.8 sq m / 202 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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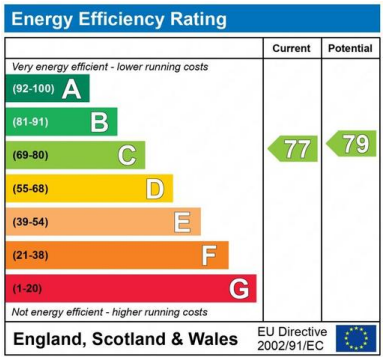

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