



2 bed apartment to buy in KT24

Bishopsmead Parade, East Horsley,
Leatherhead, Surrey, KT24 6RT

£240,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Allocated parking

Property features

-  Being Sold via Secure Sale Online Bidding T&C's Apply
-  Two Bedroom First Floor
-  Allocated Parking & Rood Terrace
-  Modern Fitted Kitchen
-  EPC Rating E

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This superb character two bedroom first floor apartment is presented in excellent order throughout and is ideally suited to an individual or couple.

The accommodation comprises an entrance hall with a useful utility cupboard housing the washing machine, leading through to a spacious open-plan kitchen/living/dining room. This impressive L-shaped space features a modern fitted kitchen with integrated appliances, while the living and dining areas offer ample room for both seating and a dining table.

The generous principal bedroom benefits from both double and single wardrobes and comfortably accommodates a double bed. Bedroom two, ideal as a guest room or home office, is a bright dual-aspect room with a single wardrobe.

The stylish shower room includes an oversized walk-in shower, WC and contemporary wash basin with storage beneath.

Further benefits include an electric boiler for heating and hot water installed in March 2023, attractive herringbone wood block flooring, and replacement double glazing that remains faithful to the original design. Externally, the property enjoys an allocated parking space and access to a roof terrace—perfect for outdoor dining, entertaining or relaxing with friends.

Bishopsmead Parade offers a range of local amenities including a post office, coffee shop and takeaway. East Horsley village centre and mainline station, providing services to London and Guildford, are approximately one mile away.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 108

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £1,170.00

Price: Starting Bid £240,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

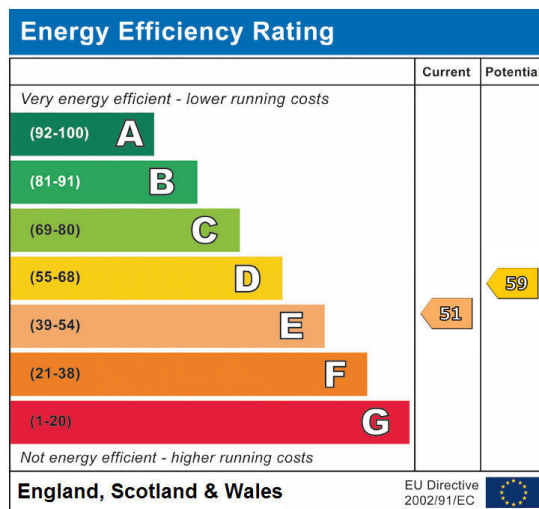
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Bishopsmead Parade, East Horsley, Leatherhead, Surrey, KT24 6RT

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

