

Apartment 3, Longholm Chequers Lane, Walton on the Hill, Surrey, KT20 7RD

Asking Price £379,000









- GROUND FLOOR MAISONETTE
- CONVERTED MANOR HOUSE APARTMENT
- LIGHT & AIRY LOUNGE/DINING ROOM
- RESIDENTS PARKING
- NEW 190 YEAR LEASE UPON COMPLETION
- TWO DOUBLE BEDROOMS
- FAMILY SHOWER ROOM
- KITCHEN FITTED WITH RANGE COOKER
- COMMUNAL GARDENS OVER 1.25 ACRES
- EASY ACCESS FOR AMENITIES

Description

The front door opens to a welcoming entrance hall with built-in storage leads towards the spacious living room, featuring decorative fire place and opening through to the dining room. A generous fitted galley kitchen features stylish worktops, over a range of base and wall cupboards and incorporates space for a freestanding Range cooker with extractor over, along with a separate larder with ample shelving.

The inviting principal bedroom suite benefits from fitted bespoke wardrobes leaving plenty of space for freestanding furniture. Both the principal and a second double bedroom are served by a family shower room.

Outside, the French doors lead to a patio with seating area, ideal for al fresco dining and a useful garden shed with electrics. The communal gardens total around 1.25 Acres. This secured large garden is mainly laid to lawn with a pleasant backdrop of woodland and its own mature borders. A gravel driveway complements this home providing off street parking for multiple vehicles.

Situation

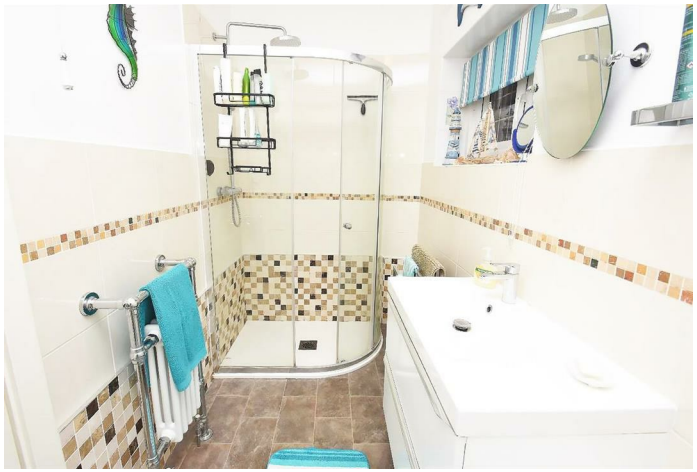
Set in a lovely residential location a walk away from the village of Walton on the Hill nestled within the Surrey Hills and the heart of Walton Heath. The village offers a good range of shops and is well known for its superb pubs and restaurants.

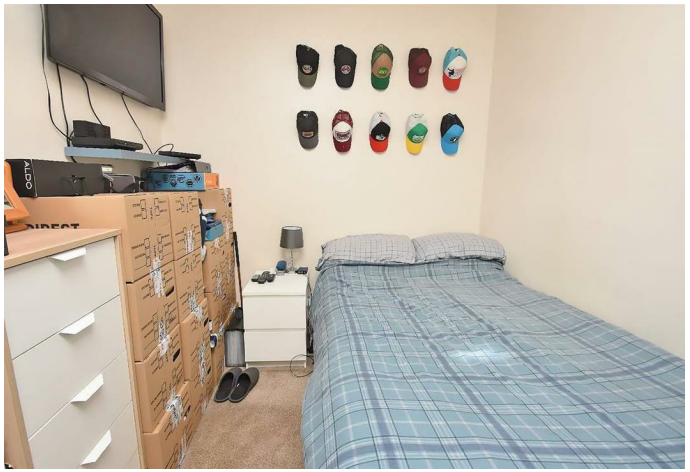
The community is served by two churches, and an outstanding primary school that is located in the middle of the village. The neighbouring village of Tadworth offers additional shopping facilities such as independent butchers, baker/cafe and fishmongers.

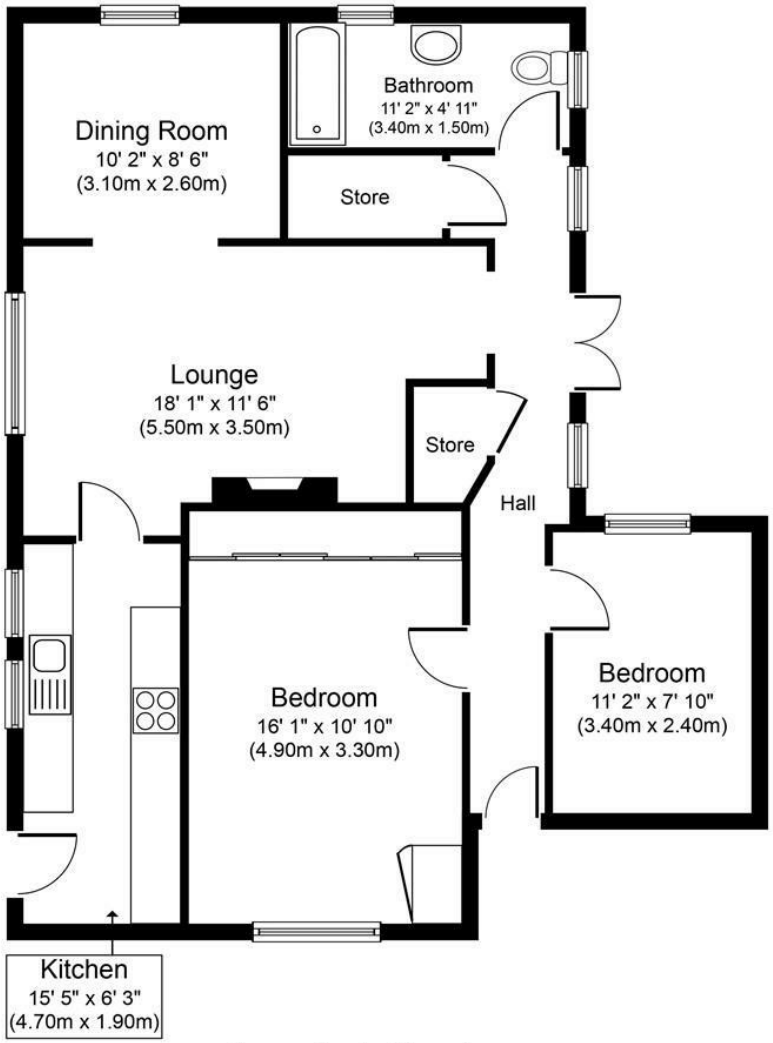
Tadworth station now within Zone 6 provides a regular service to London Bridge/Victoria. Tadworth Primary School is as popular as ever, as is the local private co-ed offering, Chinthurst.
The main towns of Reigate, Banstead and Epsom are all nearby and the M25 motorway is accessed at either junctions 8 or 9.

Tenure	Leasehold
EPC	D
Council Tax Band	D
Lease	New 190yr lease granted upon completion
Service Charge	£1560 per annum (£130 per month)
Ground Rent	£6 per annum









Approximate Floor Area
836 sq. ft.
(77.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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