



8 Horsley Court, Ockham Road South
East Horsley, Surrey KT24 6QS

W & S

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A superbly appointed 3 bedroom first floor apartment located in this gated Landmark development of just 12 apartments in the centre of the Village, with lift access to all floors, video entry phone & alarm system.





8 Horsley Court, Ockham Road South East Horsley, Surrey

A well proportioned and conveniently located three bedroom first floor apartment offering 1,029 sq t of space, situated in this much sought after gated development in the heart of the village. A telephone entry system gives access to the communal hallway with both lift and stairs to first floor. This property has its own front door and entrance hall with excellent storage including an exceptionally large double cloaks cupboard and large airing cupboard. The principal living room is double aspect and enjoys both south & westerly aspects with a double glazed door to the Juliet balcony. The living room is open to the well-appointed kitchen with the usual array of built-in appliances included.

The master bedroom has double built-in wardrobes and gives access to a large en suite shower room, refitted in recent years with a good sized walk-in shower in addition to the WC, bidet and wash basin. The family bathroom has a bath with shower over again with WC, bidet and washbasin. The second and third bedrooms are both of good size, the third would also make a large study or additional reception room if required. The property benefits from gas central heating throughout and sealed unit double glazing. Outside there is secure gated private parking and the gardens are well tended with terracing lawns and mature shrubs. With the shops & Station serving Waterloo (45 mins) literally just a stone's throw away, for the purchaser wishing to buy a top quality apartment in a location to match, this is one not to miss.

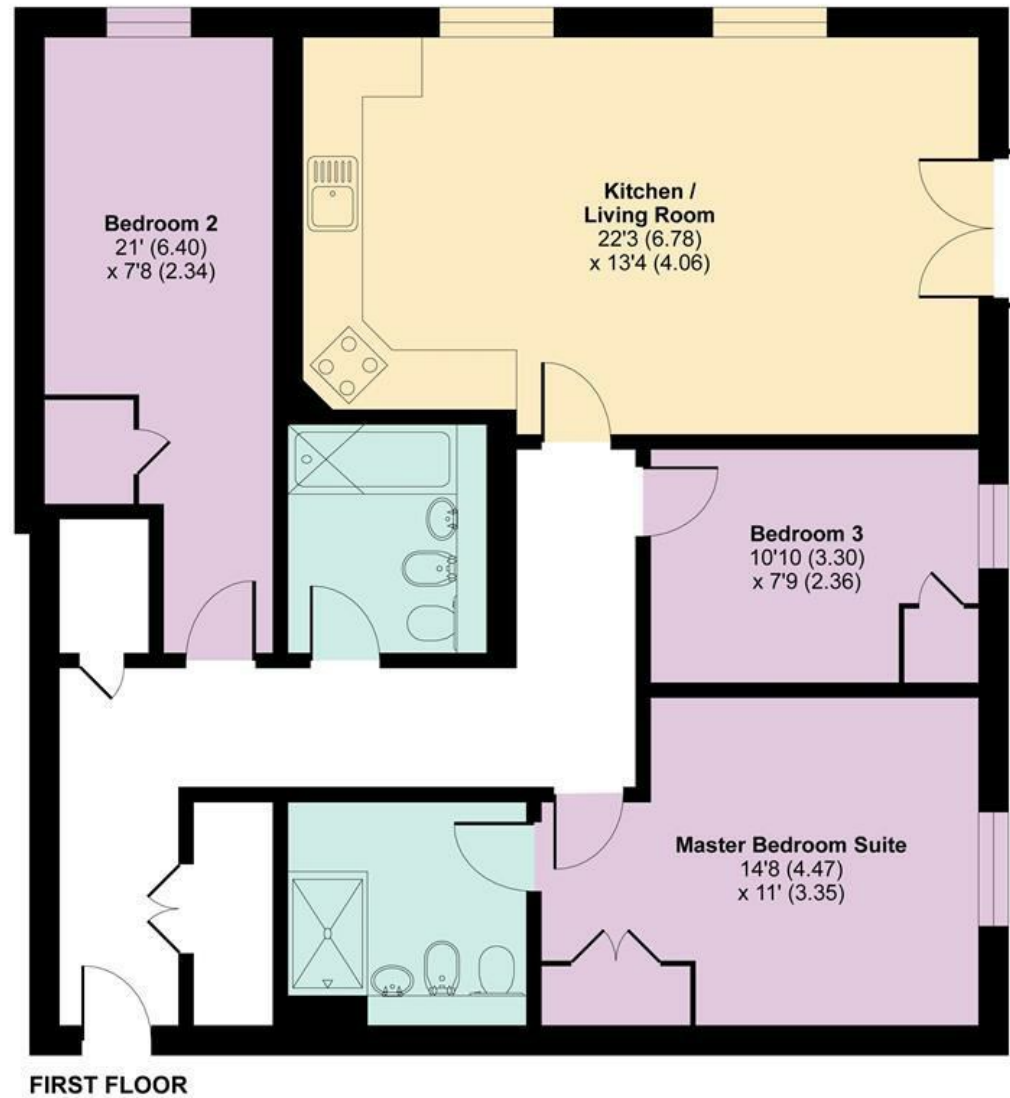
Lease: 979 years unexpired.

Annual maintenance charge: £2,500pa. inclusive of Buildings Insurance

No Onward Chain



APPROX. GROSS INTERNAL FLOOR AREA 1029 SQ FT 95.5 SQ METRES

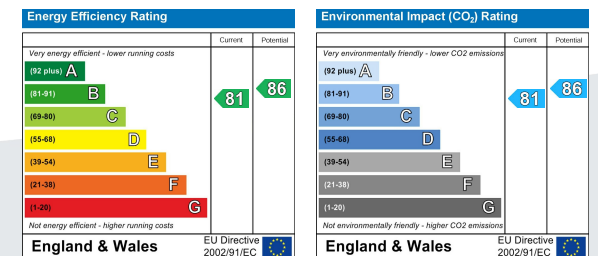


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



DIRECTIONS

From our Offices in East Horsley, proceed along the Parade of shops to Budgens, bearing left & crossing Kingston Avenue, where the gated entrance for Horsley Court will be found after approx. 25 yards on your right hand side.



6 Station Parade, East Horsley, Surrey, KT24 6QN

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