

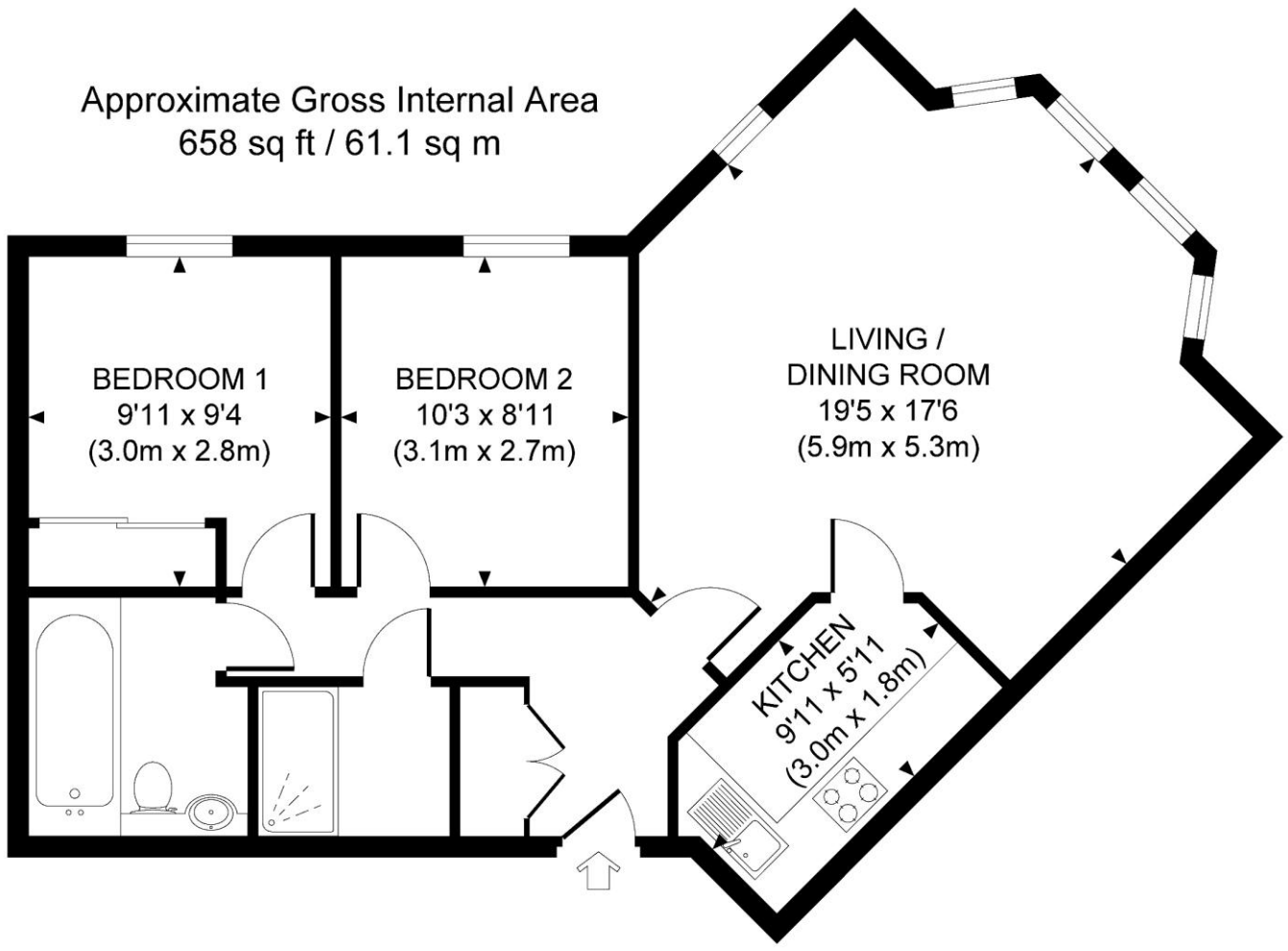
Flat 3, Copthorne Place, Forest Road,

Effingham Junction, Surrey, KT24 5HL

£299,000 Leasehold

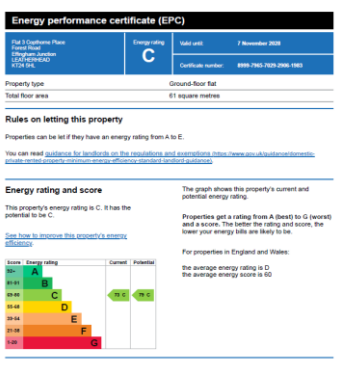
Directions

From our East Horsley office turn left onto Ockham Road South. After about 1/3 mile turn left into Forest Road and after about 1 mile continue over the railway bridge. After a further ½ mile Copthorne Place will be found on the left hand side on the corner with Old Lane. For parking turn left into Old Lane and immediately left into the rear of the development, where there is visitor parking.



Local Authority

Guildford Borough Council: 01483 505050.


Energy performance certificate (EPC)

Flat 3 Copthorne Place
Forest Road
Effingham Junction
LEATHERHEAD
KT24 5HL

Energy rating: C

Valid until: 7 November 2028

Certificate number: 8999-7965-7029-2906-1983

Property type	Ground-floor flat
Total floor area	61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.henshaws.net

Ref: EH2565

East Horsley Office
2 Station Approach, East Horsley,
Surrey, KT24 6QX
Tel: 01483 285757
Email: horsleyoffice@henshaws.net

Important Notice

Please be informed that an AML fee is chargeable to the buyer once an offer has been accepted which covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. These checks need to be satisfactorily completed before a Sales Memorandum can be issued.

Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

Flat 3, Copthorne Place, Forest Road, Effingham Junction, Surrey KT24 5HL

A beautifully presented two-bedroom ground floor apartment offering bright, well-proportioned living space and immediate vacant possession. The building is maintained to an excellent standard and benefits from a secure telephone entry system and is situated within a short level walk of Effingham Junction Station and Effingham Common.







THE PROPERTY

Located within a modern and exclusive development of just eight apartments, this beautifully presented two-bedroom ground floor apartment offers bright, well-proportioned living space and immediate vacant possession. The building is maintained to an excellent standard and benefits from a secure telephone entry system, with lift access serving the upper floors. On entering the property, you are welcomed by a generous entrance hall leading through to a large, light-filled living and dining room. The adjoining kitchen is superbly designed with a range of integrated appliances and ample storage space. There are two comfortable double bedrooms, with the principal bedroom having built-in wardrobes, and a contemporary family bathroom finished to a high standard. Outside, residents enjoy attractively landscaped communal gardens with a pleasant green area, as well as both allocated and visitor parking. This stylish apartment is ideally positioned within easy walking distance of Effingham Junction Station, offering excellent commuter links to London and surrounding areas. Effingham Common—with its miles of protected countryside—lies just beyond, providing scenic walks and open space to explore. A conveniently located local store is also within a short stroll. The development is exceptionally well cared for, with tidy communal areas reflecting the overall quality and attention to detail found throughout this property.
Lease 977 years unexpired. Ground Rent £298 p.a. Service Charge £3,260 (2025). Council Tax Band D.











