



## 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

## 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

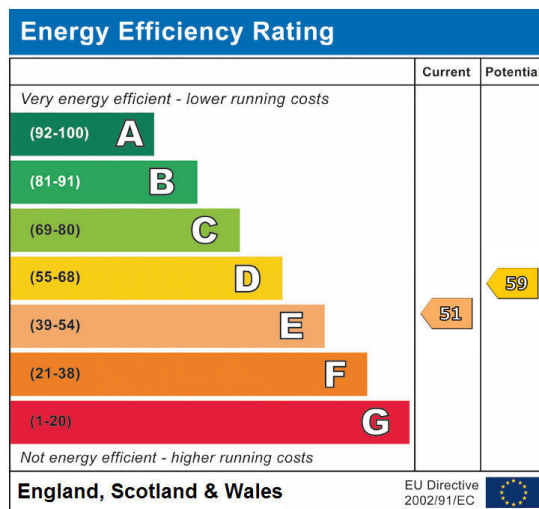
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



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

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