



**4 THEPPS CLOSE, SOUTH NUTFIELD, SURREY, RH1 5NX**

**PRICE RANGE £180,000 - £185,000**

**LEASEHOLD**

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This is your chance for a slice of village life, in the sought after setting of South Nutfield. There aren't many apartments within the Village so when one becomes available, they don't stay around for long!

This apartment is set in a quiet cul-de-sac location on the edge of the village but is still easily accessible to the local amenities including the train station with links to London, the local shop and post office, and the village pub. Country walks are also on your doorstep.

The apartment itself has a practical layout and large windows throughout ensuring all the spaces are bright and airy, and would be perfect for a first time buyer or downsizer. The small building has only four apartments, with a communal garden to the rear which is laid to lawn, and beyond this a large communal parking area so there's always somewhere for your car. The lease is long and the out-goings are low, making it an affordable option.

On entering the apartment you step into the spacious lounge that has a large east facing window to catch the morning sun. Adjoining this is the double bedroom with its built-in wardrobe space. The kitchen being separate from the living room keeps cooking smells and dirty plates out of sight, and has a window overlooking the gardens. The fitted bathroom has white suite with a raindrop shower over the bathtub, and a double glazed window.

The property is double glazed throughout, gas heated to radiators, and is presented in a neutral décor throughout. Book your viewing now!

- VILLAGE LOCATION
- DOUBLE BEDROOM
- LOW OUTGOINGS
- COMMUNAL GARDEN
- COUNCIL TAX BAND: B
- LONG LEASE
- SEPARATE KITCHEN
- CUL DE SAC SETTING
- OFF ROAD PARKING
- EPC RATING: D





**ROOM DIMENSIONS:**

**FRONT DOOR**

**LOUNGE**

11'7 x 11'0 (3.53m x 3.35m)

**KITCHEN**

10'6 x 5'1 (3.20m x 1.55m)

**DOUBLE BEDROOM**

11'0 x 8'5 (3.35m x 2.57m)

**BATHROOM**

7'3 x 5'1 (2.21m x 1.55m)

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDEN**

**COMMUNAL CAR PARK**

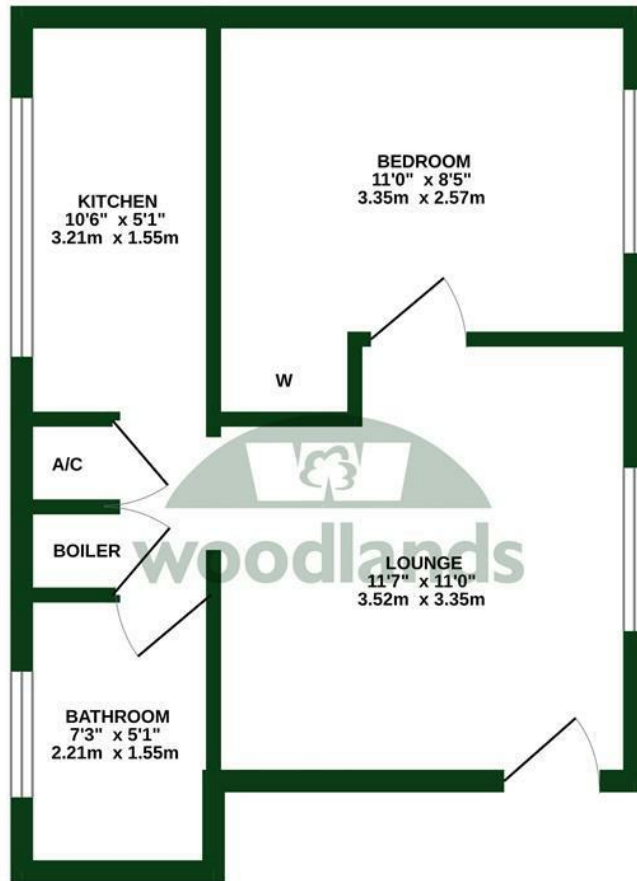
**YEARS REMAINING ON LEASE: 174**

**GROUND RENT: £10 PER ANNUM**

**MAINTENANCE: APPROXIMATELY £900 PER ANNUM**



FIRST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 332 sq.ft. (30.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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