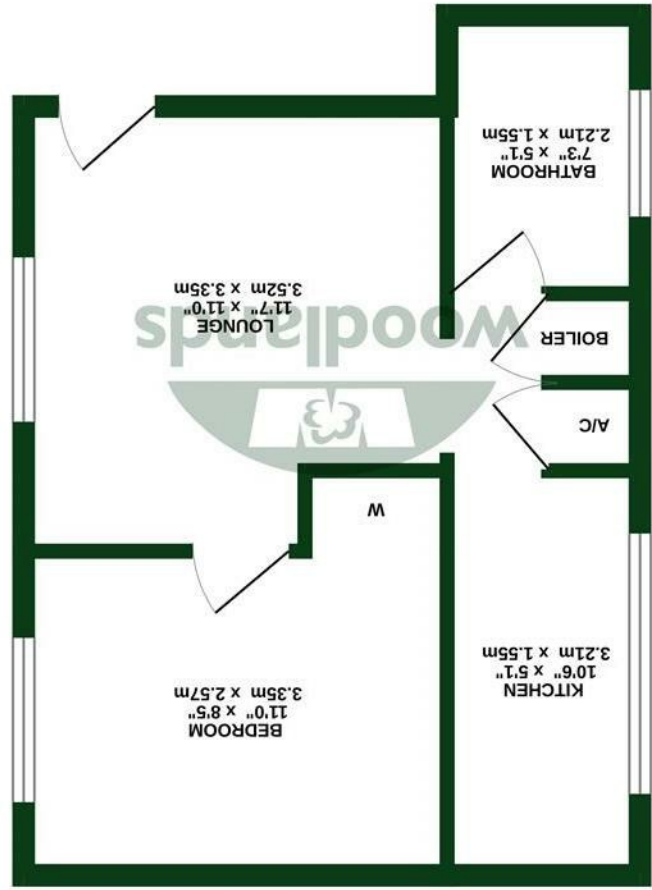


These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.

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

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

To view this property please call 01737 771777
www.woodlands-estates.co.uk

The Property Ombudsman
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 zoopla
 rightmove
 OnTheMarket.com
 woodlands



4 Thepps Close, South Nutfield, Surrey, RH1 5NX
Price Range £180,000
Leasehold

****PRICE RANGE £180,000 - £185,000**

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!

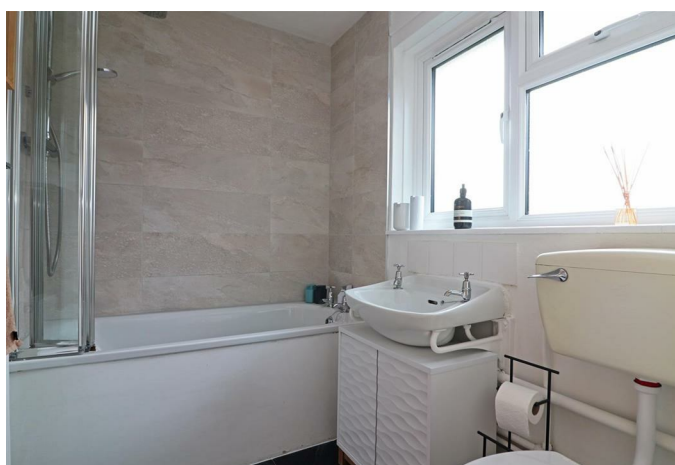
This apartment is set in a quiet cul-de-sac location on the edge of the village but is still easily accessible to the local amenities including the train station with links to London, the local shop and post office, and the village pub. Country walks are also on your doorstep.

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

