



**Park Corner Garden Flat Ockham Road South
East Horsley, Surrey KT24 6RZ
£1,950 PCM Unfurnished**

We are pleased to offer for let a spacious and charming three/four bedroom flat arranged over two floors above Conisbee Butchers in East Horsley village. The accommodation comprises: ground floor - newly fitted kitchen/breakfast room with appliances; spacious reception room; double bedroom or reception room; shower room; second floor - two further double bedrooms; study area; family bathroom; garden. Gas fired central heating. EPC rating E/43. Council tax band E. East Horsley has fabulous educational & recreational amenities close at hand with a wide choice of both State & Private school. For the commuter, Horsley station serves Waterloo in approx 45 mins with Heathrow & Gatwick Airports both less than 20 miles distant. The A3 at Wisley is 5 miles distant, with the M25 Orbital motorway just a further mile away.



*Scan the QR code for the
Material Information*

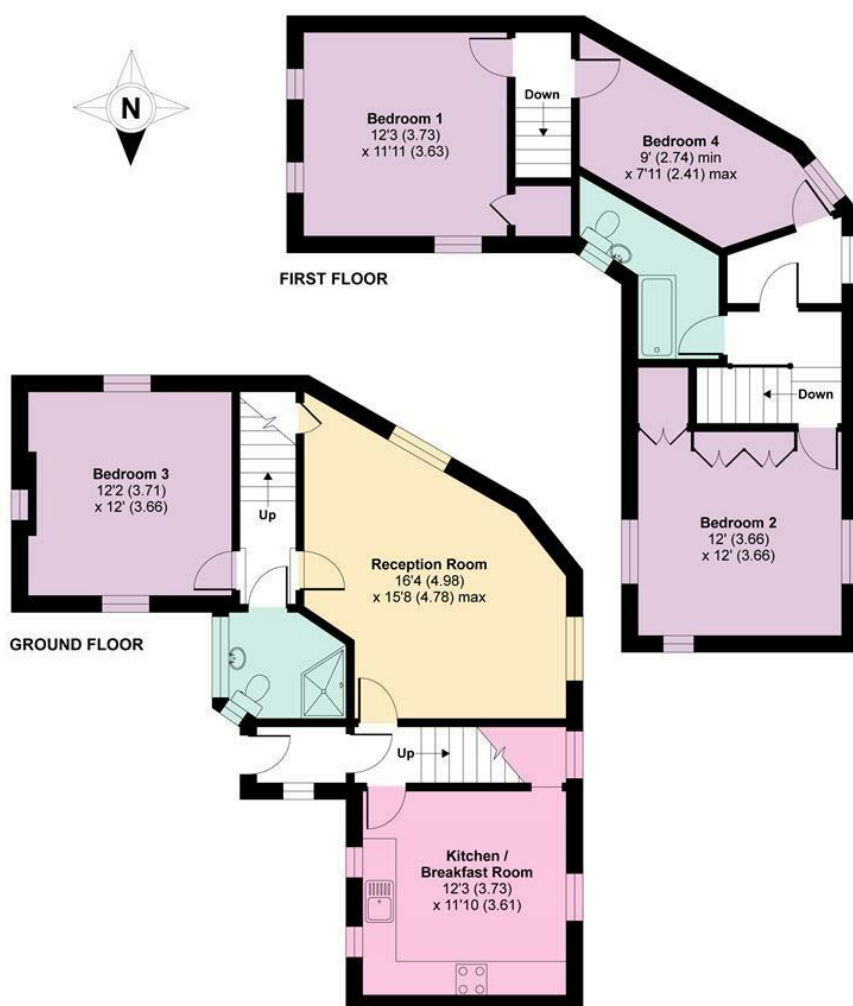
6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk

Wills & Smerdon

Ockham Road South, East Horsley, Leatherhead, KT24

APPROX. GROSS INTERNAL FLOOR AREA 1304 SQ FT 121.1 SQ METRES

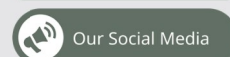


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring 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.

Copyright nichecom.co.uk 2019 Produced for Wills and Smerdon REF : 567818



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



6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk