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6 Linden Place, Station Approach

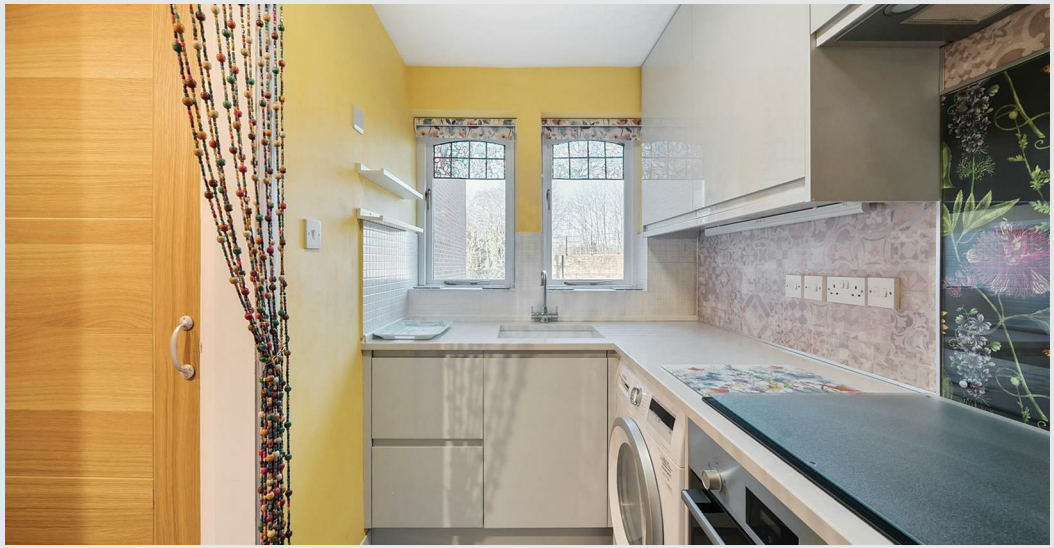
East Horsley, Surrey KT24 6QB



A recently refurbished and redecorated first floor one bedroom apartment, with double aspect lounge, separate kitchen, shower room and allocated parking, set in the heart of Horsley village and conveniently located for the station, local shops and outside spaces. No Onward Chain.









6 Linden Place, Station Approach

East Horsley, Surrey

A bright and spacious one bedroom apartment in a most central location, ideally suited for access to Horsley Station (London Waterloo 42 minutes/Guildford 15 minutes) with allocated parking.

Situated on the first floor of this modern purpose built development, this flat has extremely well presented accommodation comprising: communal hall with entry phone security and stairs to 1st floor. The accommodation flows from the front door to hallway which give access to all the main rooms of the apartment. The good sized light and airy double aspect lounge has views over trees, while the modern fitted kitchen is equipped with electric oven, hob, washing machine and tumble dryer. The double bedroom benefits from fitted wardrobes and cupboards, and the bathroom has refitted shower, basin and WC. The accommodation is completed by a useful hall storage cupboard. Heating is provided by high performance electric radiators.

Outside there is a designated covered parking space and visitor parking. The flat is conveniently located just a "stone's throw" from East Horsley Station (Waterloo 42 minutes).

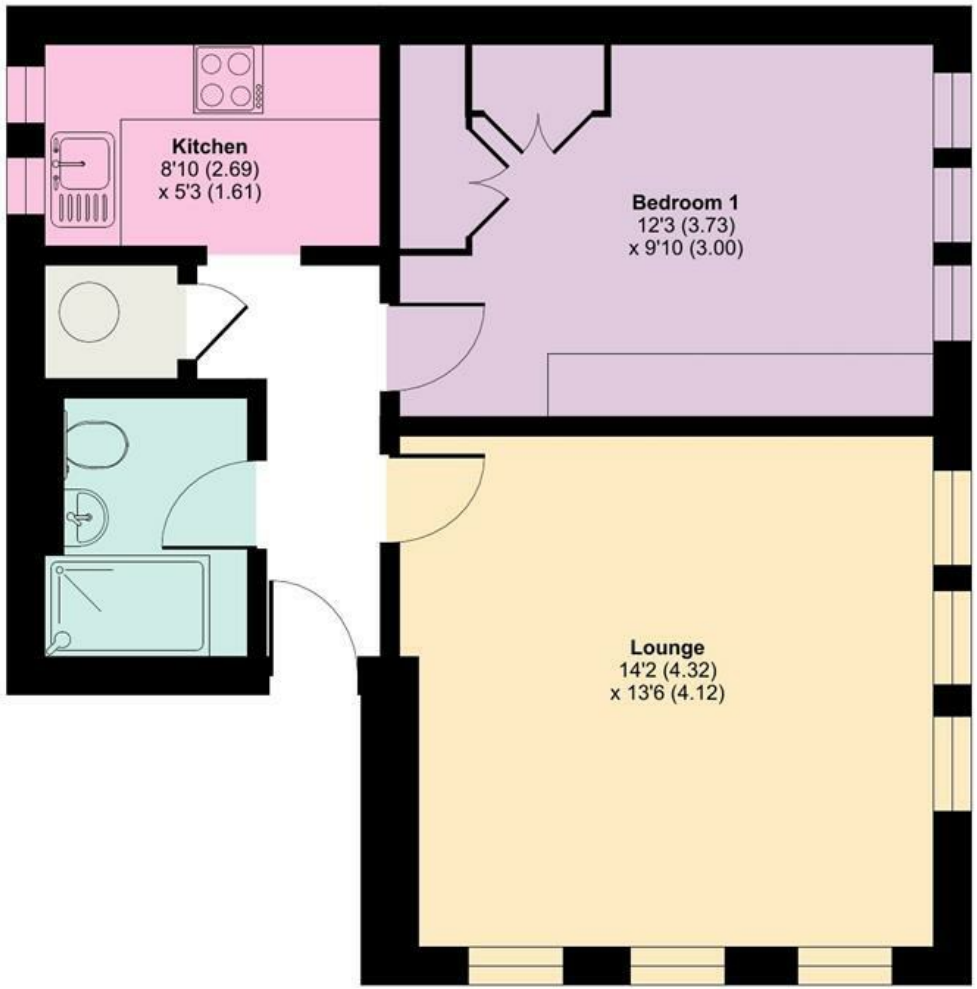
For those new to the area, Linden Place is a select development of just 10 apartments ideally positioned to take full advantage of all the amenities which abound in the village centre. Set beyond a driveway from Station Approach, each apartment has its own private allocated parking with additional visitor parking bays, with a covered entrance where there is an Entryphone access system to the communal hall.

The area abounds with an array of excellent pubs, restaurants and open countryside, with an Area of Outstanding Natural Beauty (AONB) just a short drive away, offering charming country views and walks. The County Town of Guildford is approx 8 miles distant (and just 15 minutes by train!) and the A3/M25 (junction 10) can be easily accessed. Viewing recommended.
NB Photos have been CGI generated for illustrative purposes only.
Local Authority: Guildford Borough Council - Council Tax: Band: C
Service Charge: £2058 p.a. Peppercorn Ground rent
Share of Freehold with underlying lease of 992 years



Approximate Area = 486 sq ft / 45.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Wills and Smerdon. REF: 1230304



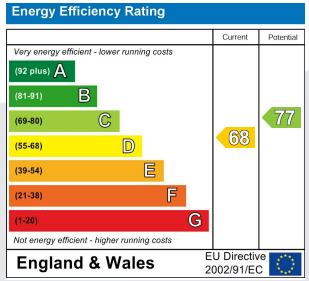




DIRECTIONS

Directions: From our offices proceed across the road passing the end of Cobham Way and into Station Approach where the entrance driveway to Linden Place will be found after a few yards on the left hand side.///bliss.glee.result

Our Social Media



Tenure: Leasehold - Share of Freehold. Guildford Borough Council Band C.

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