



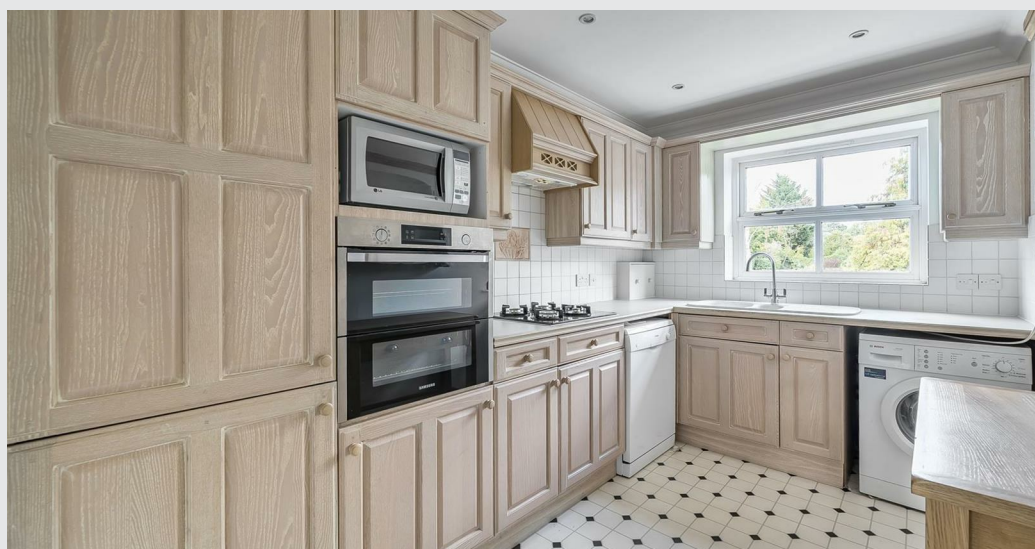
4 Old Pilgrim Court, Ockham Road South
East Horsley, Surrey KT24 6QJ





A spacious first floor 2 bedroom apartment within this Landmark building of 4 homes in the epicentre of the Village, just a 75 yard stroll from the main shopping parade.

Intercom Entryphone - Entrance Hall - Lounge/Dining Room - Limed Oak Kitchen with Space for Breakfast Table - 2 Double Bedrooms - 2 Bath/Shower Rooms (One En-Suite) - Ample Storage Throughout - Attic Space - 2 Parking Spaces - West Facing Communal Gardens - Private Outside Store - No Onward Chain





4 Old Pilgrim Court, Ockham Road South East Horsley, Surrey

We are delighted to bring to market this first floor apartment, situated in the heart of the village.

Designed and built by Pilgrim County Properties in 1996, the exterior of the building which contains just 4 apartments in total was aesthetically crafted to appear as a single detached house. Fine brick detailing which includes dental courses and quoins along with a slate roof, all tip their hat to the historic homes in the village. With a central entrance which serves the two upstairs apartments, the ground floor dwellings are served by their own doors to the side to preserve the 'detached house' feel.

In front of the building is a large block paved courtyard where each apartment has two allocated parking spaces, with an Entryphone system into the communal hall and staircase to the first floor.

From here, the door to the apartment leads into a spacious L shaped reception hall, complete with built-in storage cupboards, and access via a retractable ladder to your own attic space, ideal for storing any overspill items not in daily use.

With the building orientated East/West, the sitting room benefits from both of these aspects to bring light cascading into this room throughout the day, with a bay window to the rear overlooking the gardens.

The kitchen is fully fitted with Limed Oak units with space for a dropleaf table for informal dining.

There are two double bedrooms, both with fitted wardrobe cupboards, with an en-suite shower room to the main bedroom, and a spacious bathroom (again with additional storage cupboard to complete the interior).

A gated access to the side leads through to the rear communal gardens which are West facing and include a private storage outbuilding for which each resident has their own space, perfect for winterising garden furniture or golf club storage. The part-walled gardens are principally laid to lawn with a sun terrace extending across the full width of the building, with mature planting for all year round colour and privacy.

Beyond the quality of the property, the location is exceptional, and perfectly positioned for anyone wishing to downsize into a spacious and convenient central village location.

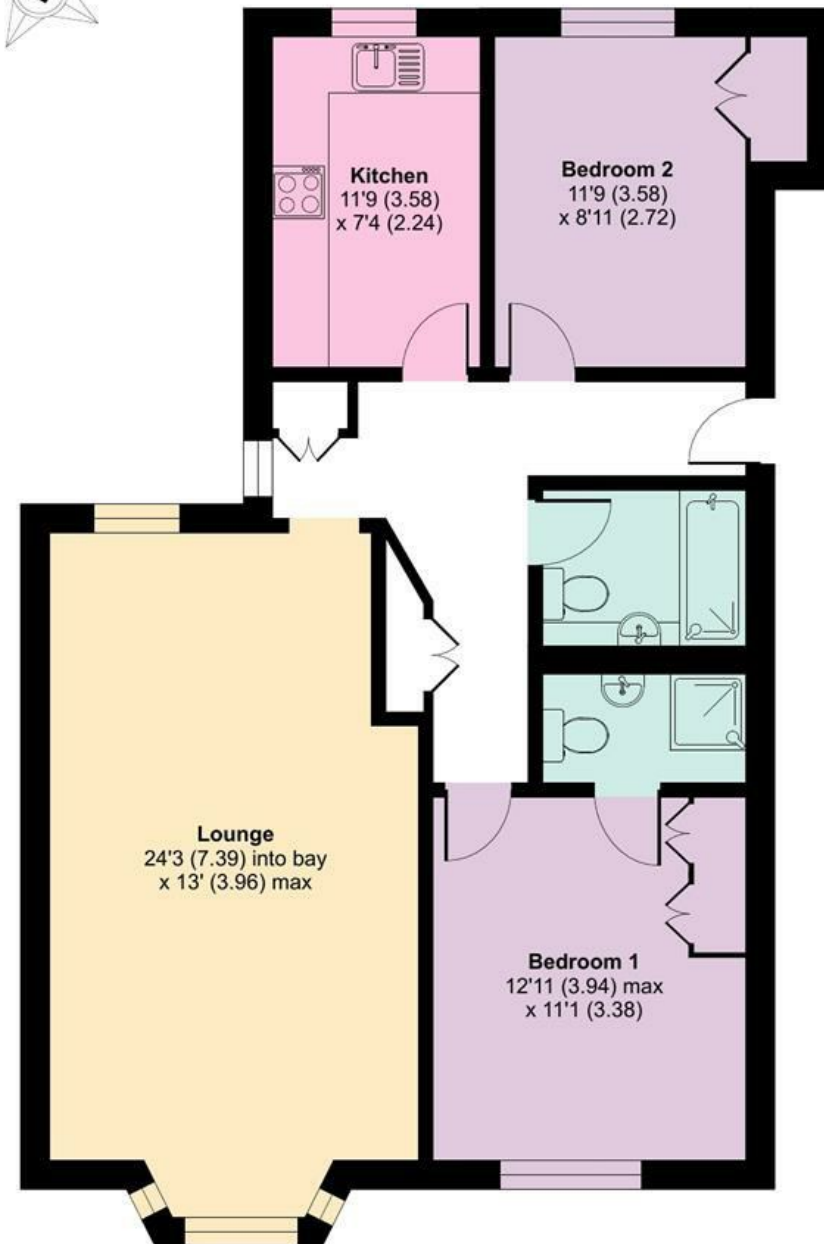
Internal CGI images for illustration purposes only.

Lease (Share of Freehold) : 125 years from 1996. Peppercorn rent. Service charge £2,365 p.a.



Approximate Area = 865 sq ft / 80.3 sq m

For identification only - Not to scale



FIRST FLOOR





DIRECTIONS

From our Offices in East Horsley, proceed toward the library along the Parade and continue for a further 50 yards where the block paved driveway to Old Pilgrim Court will be found 6th on the right. What3Words: ///hunter.drew.gained



Energy Efficiency Rating		Current	Potential
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			
England & Wales		76	76
EU Directive 2002/91/EC			

