CURCHODS







Flat, 109a Hare Lane

Claygate, Surrey, KT10 0QY

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £450,000

Leasehold



A beautifully Refurbished Two-Bedroom Apartment in Prime Claygate Location – Fully Furnished with Private Parking and Loft Space with heritage Farrow & Ball paint throughout.

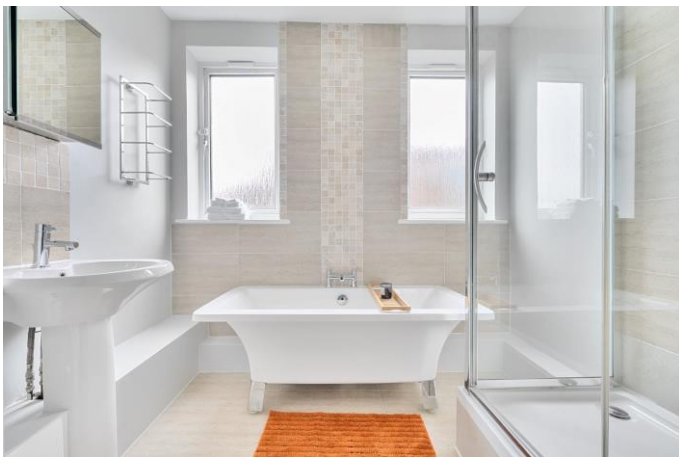
Situated just moments from Claygate Station, this immaculate two-bedroom apartment offers the perfect blend of style, comfort, and convenience. Newly refurbished to a high standard, the property is fully fitted and move-in ready, complete with quality furniture and stylish fixtures and fittings..

The accommodation features a spacious and bright lounge with delightful open views over fields to the rear, creating a serene backdrop rarely found in such a central location. The modern eat-in kitchen/breakfast room is well-appointed with brand new Bosch integrated appliances and ample space for dining and entertaining. Both excellent size double bedrooms are well-proportioned, offering generous storage space and comfortable furnishings. A large loft space provides additional storage or potential for further use, subject to permissions.

The bright bathroom provides a standalone bath and separate walk-in shower, WC & wash basin.

The property also benefits from a private parking space, ample storage, excellent security features, and a peaceful residential setting, all while being just a short stroll from the shops, cafes, and transport links of Claygate village.





EPC C | Council Tax Band C

Charges:

Ground Rent - £100 p.a. For the first 25 years of the lease term and will increase to £250 p.a. in 2039

Key Features

- Two double bedrooms with views on Claygate Village
- A large, bright lounge with field views
- Contemporary eat-in kitchen/breakfast room
- Fully furnished including king size beds, beddings and kitchenware
- Refurbished throughout
- Family bathroom with separate bath and walk in shower
- Private allocated parking & Garage to rent by separate negotiation
- Loft storage space
- Farrow & Ball paint throughout
- Prime location just moments from Claygate Station

Location

Claygate, a quaint village in Surrey, enjoys superb rail connections to London. Claygate Railway Station offers direct trains to London Waterloo in just over 30 minutes, making it ideal for commuters. The nearby Esher station also provides additional options, linking the area to the wider rail network.

The village is known for its vibrant high street, featuring a variety of independent shops, cafes, and restaurants, creating a warm, community atmosphere. Claygate offers a mix of local amenities, including a post office, grocery stores, and charming boutiques. For more extensive shopping, Esher and Kingston are just a short drive away, offering larger retail and dining options.

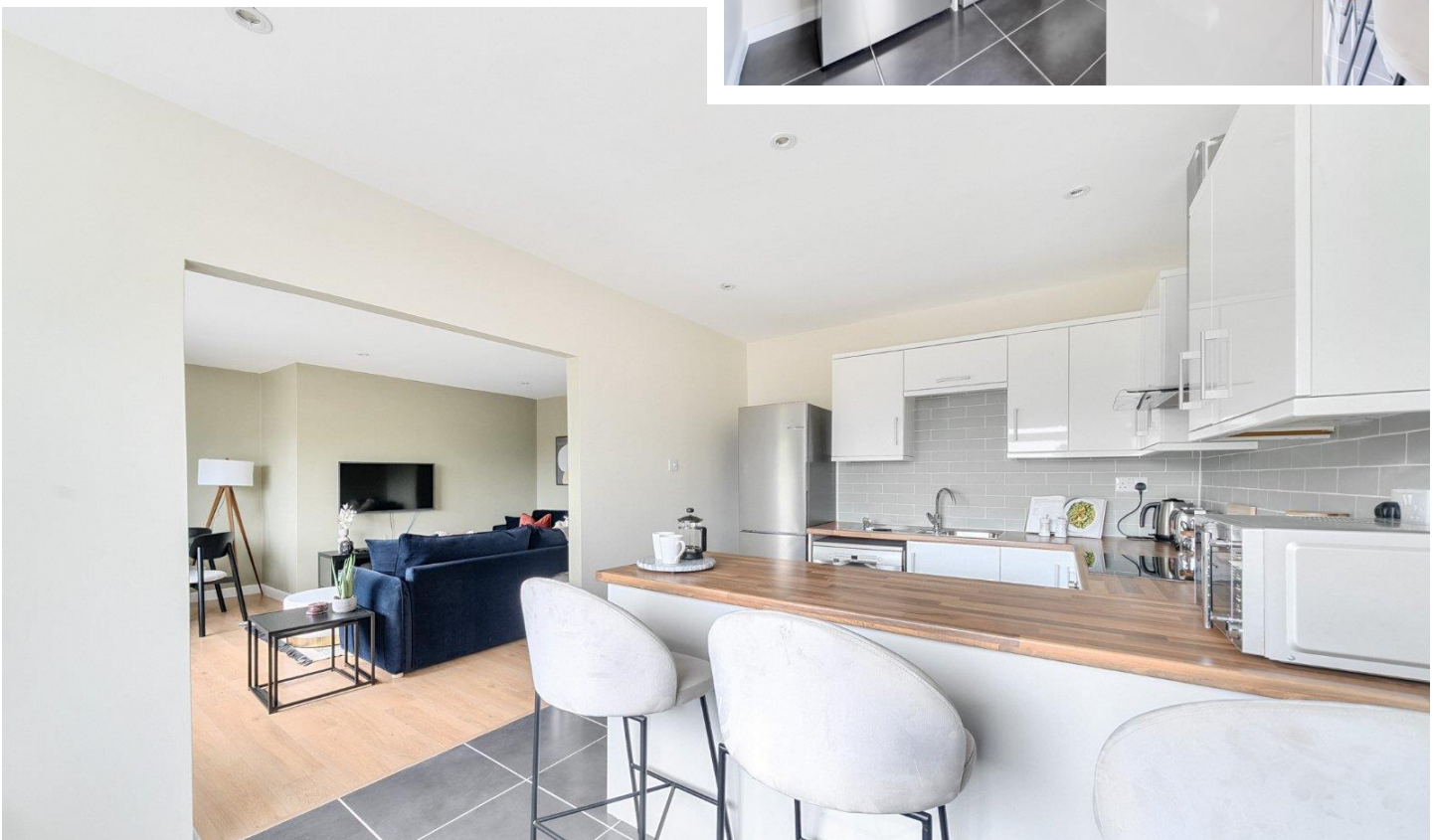
The property's appeal is enhanced by its proximity to parks and green spaces, such as Claygate Common and local woodlands, offering plenty of outdoor activities.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.



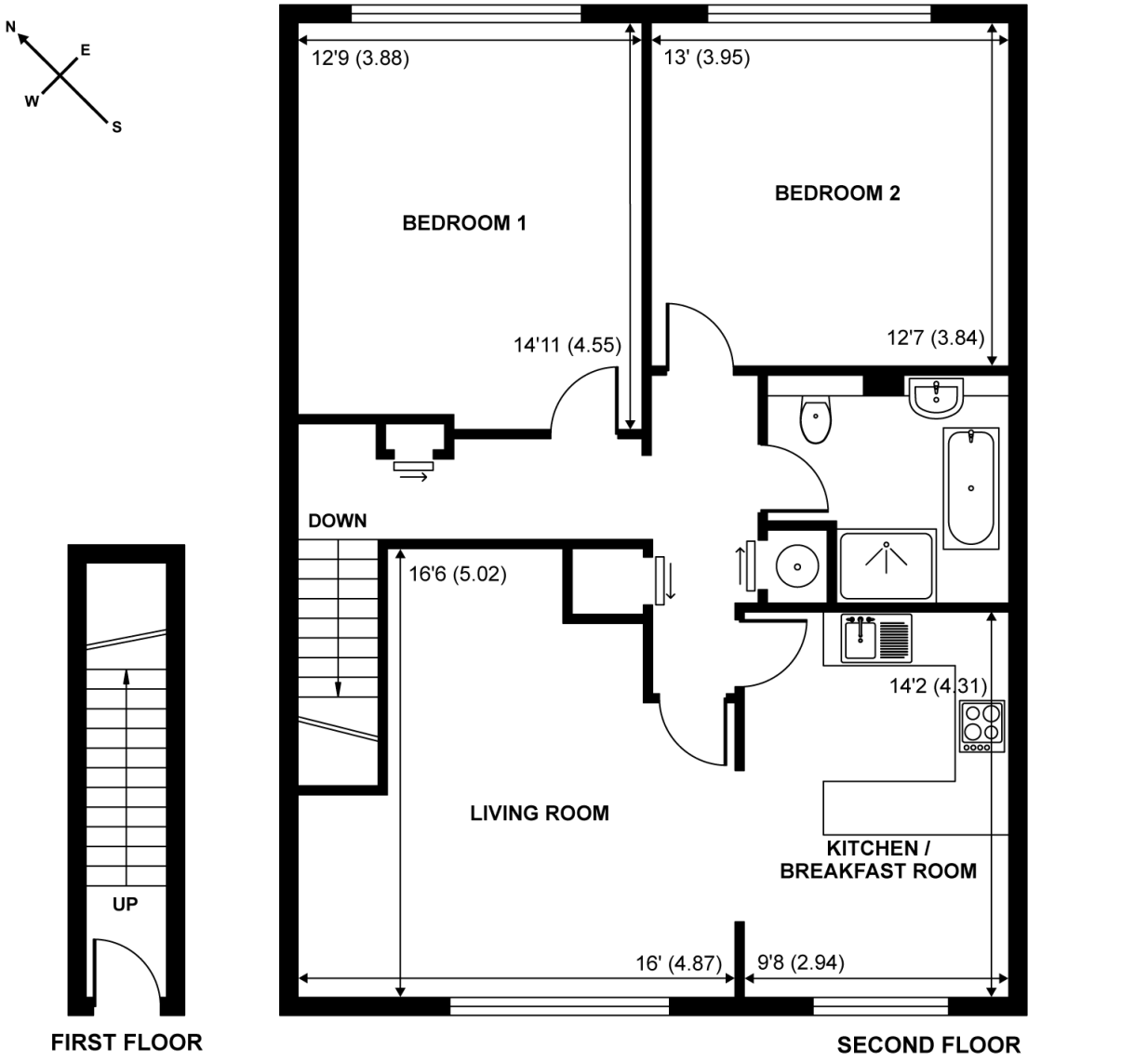




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Approximate Area = 960 sq ft / 89 sq m

For identification only - Not to scale



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