



3 CHARLOTTE LODGE, FOLEY MEWS, CLAYGATE, SURREY KT10 0LR

A bright and spacious first floor two bedroom lift serviced apartment, forming one of just six purpose-built flats in this attractive building, benefitting from a long lease and a share of the freehold. The accommodation is well proportioned and briefly comprises: Secure communal entrance with entry phone system, large reception hall, generous and bright double aspect living room/dining room with views of Foley Road. Kitchen/breakfast room, main bedroom with en-suite shower room, second bedroom and principal bathroom. The property has two allocated parking spaces and is ideally located right in the centre of the village just moments from The Parade shops and station. NO ONWARD CHAIN.

Service Charge £1600 PA approx. Ground Rent: £Nil. Lease: 1 sixth share of freehold



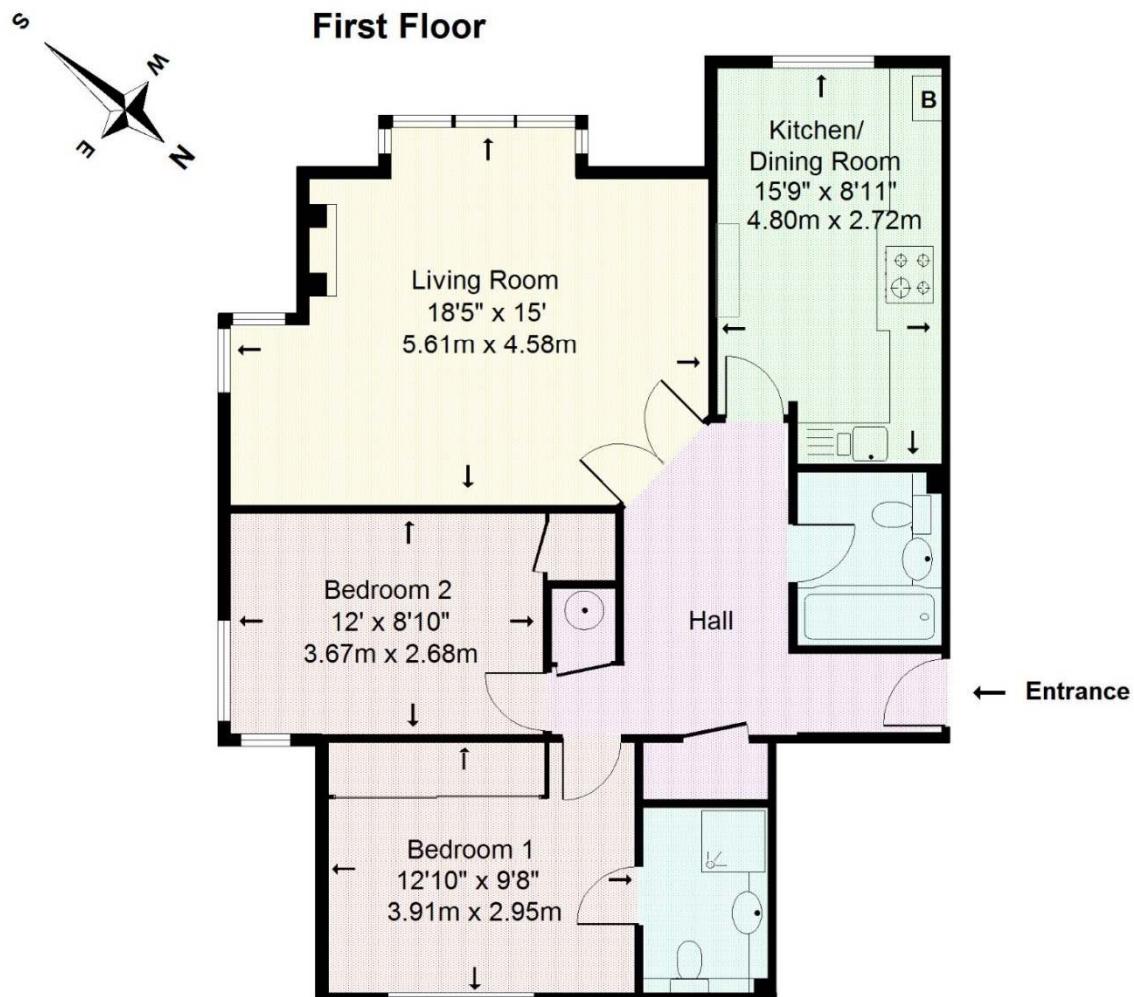
PRICE £580,000 SHARE OF FREEHOLD

EPC: Band C Council Tax: Band F

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Approximate Gross Internal Floor Area: 80m sq (860sq ft)



Not to scale

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