



HICKMANS CLOSE
GODSTONE, SURREY, RH9 8EA

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This top-floor flat is situated close to Godstone village with the village green, historic buildings and good range of local shops and eateries nearby while also being within easy vehicular access of the M25 at junction 6.

The flat is within a small block of similar purpose-built properties and there is a communal entrance, with stairway to the upper top/first floor. There are communal grounds to the rear which include a shed for this property.

Internally there is a spacious hallway from which there is access to the fully fitted kitchen which overlooks the grounds to the rear and also access to the 16ft lounge/diner. There is a further hallway accessed from the lounge/dining room which leads to the two double bedrooms and the modern family shower room.

Tenure: Leasehold

Lease Length: Approx 82 Years Remaining TBC

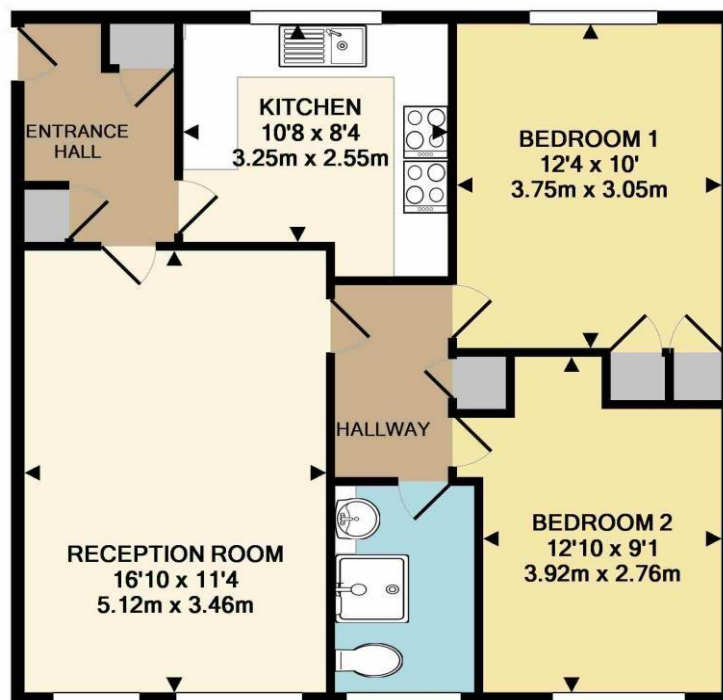
Local Authority: Tandridge District Council

Council Tax Band: B

**Maintenance Fee: Approx £800 Per Annum TBC
(This Includes Buildings Insurance)**

Ground Rent: £10 per Annum

EPC Rating: C



TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772