

Flat 8, East Lodge Epsom Road, Leatherhead, KT22 8TG

Price Guide £239,950









- FIRST FLOOR FLAT
- GROUND RENT - £25 pa
- LARGE SITTING ROOM
- BATHROOM
- RESIDENT PARKING
- 137 YEAR UNEXPIRED LEASE
- TWO BEDROOMS
- KITCHEN WITH SPACE FOR TABLE
- WALKING DISTANCE TO TOWN & STATION
- NO CHAIN

Description

This two bedroom first floor flat is situated on the Epsom Road in Leatherhead, a sought after location for residents being a short walk from the town centre and station.

The generous accommodation (610 sq.ft.) includes a large sitting room measuring 16'3 x 14'5 with box bay window and good sized kitchen with space for breakfast table. The principal bedroom has fitted wardrobes, there is a second bedroom and bathroom with white suite

The property has double glazing, security entrance phone, residents parking and there is a 137 year unexpired lease with a peppercorn ground rent. No chain.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	189 Years from 1st March 1974 (137 years unexpired)
Service Charge	£2,535.35 (1st March 25 - 28th February 26)
Ground Rent	£25 pa until year 2073
	Peppercorn from year 2073 - 2163

Situation

East Lodge is within a short walk the town centre, mainline stations and local schools.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including Leatherhead Trinity School, Therfield, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

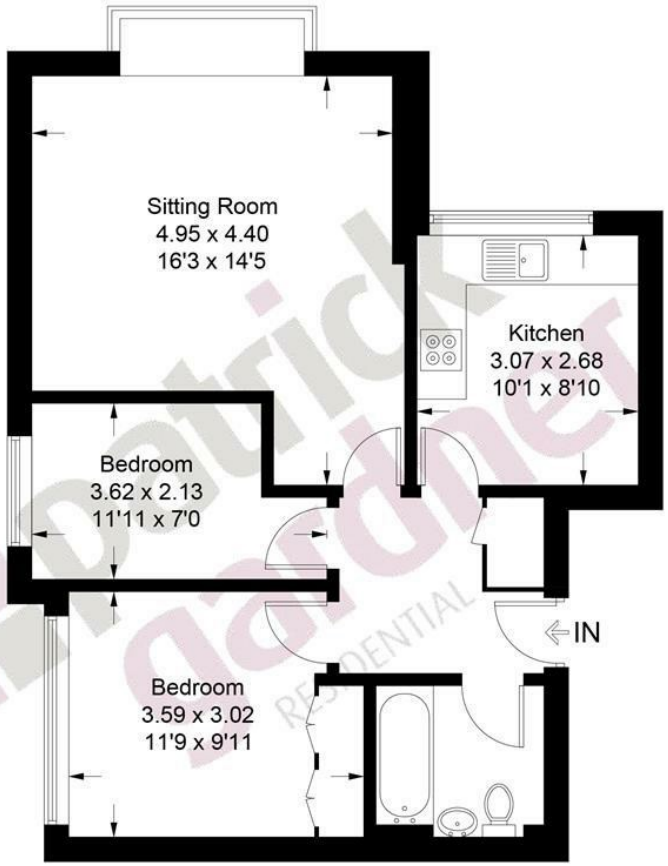
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.







Approximate Gross Internal Area = 56.7 sq m / 610 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1274050)

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