Flat 2, Fraser Court Fairfield Road, Leatherhead, KT22 7FQ

Price Guide £369,950

- GROUND FLOOR MAISONETTE
- OWN FRONT DOOR
- 764 SQ.FT.
- LUXURY BATHROOM
- SHORT WALK TO TOWN & STATION
- ALLOCATED PARKING SPACE
- TWO BEDROOM WITH WARDROBES
- OWN PRIVATE S.W. FACING GARDEN
- QUIET LOCATION
- NO CHAIN

Description

This superb two bedroom ground floor maisonette with modern open plan layout enjoys a private South West facing garden, own front door, long lease, allocated parking and no chain. Well appointed throughout, this lovely apartment is also ideally located in a quiet residential road between the town centre and mainline railway station.

The spacious accommodation includes hallway with deep storage/cloaks cupboard, large plan lounge/dining room with oak veneer flooring, open to quality fitted kitchen which includes granite worktops and integrated appliances, luxury bathroom with white 4 piece suite and two bedrooms with built in wardrobes. The high specification also includes oak veneer doors, ceiling and downlights, double glazing, cavity wall insulation and gas central heating with combi boiler.

Externally are driveway to allocated parking space and French door from the main bedroom leads to own private enclosed patio style garden with a sunny south-west facing aspect.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	125 Yrs from 1st Jan 2013
Service Charge	£1,970 pa (paid quarterly 1st Jan - 31st Dec)
Ground Rent	£150.00 pa (Increasing 100% each 25 years)

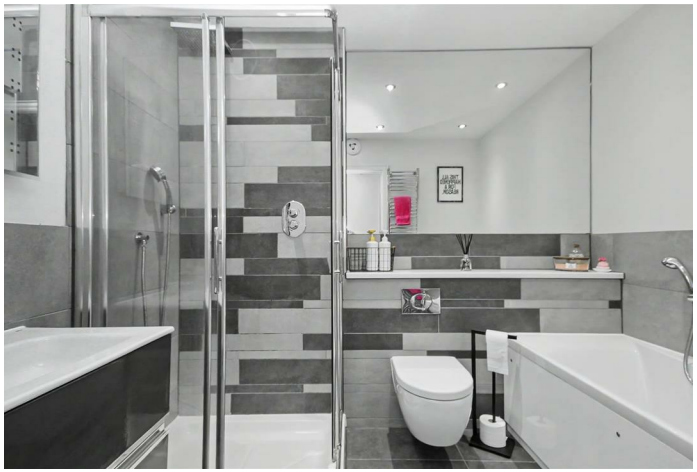
Situation

Located within the very popular St Johns School area of Leatherhead, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station

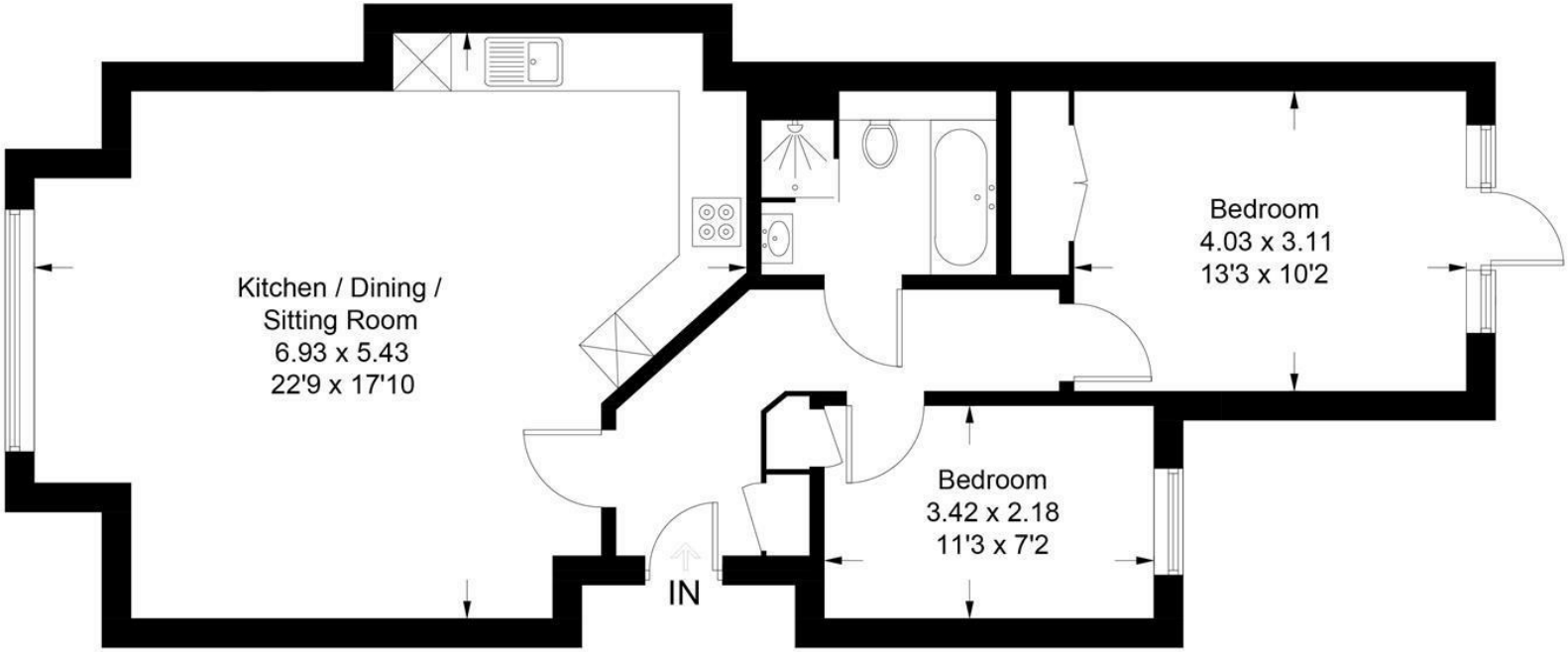
Leatherhead town centre offers a variety of shops including a Boots, TG Jones (was WH Smith) and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools for all ages.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of 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 of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.



Approximate Gross Internal Area = 71.0 sq m / 764 sq ft



Ground 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. (ID798080)

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