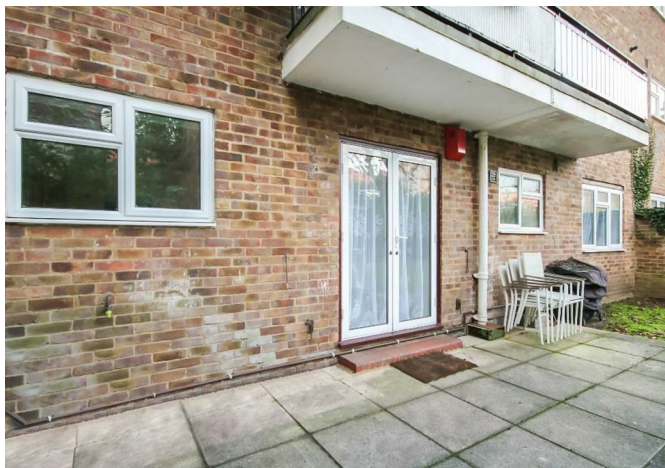




17 Linden Court, Leatherhead, Surrey, KT22 7JG

Price Guide £365,000





- SPLENDID GROUND FLOOR MAISONETTE
- SUPERB KITCHEN WITH QUARTZ SURFACES
- MODERN WHITE BATHROOM SUITE
- SHORT WALK OF THE HIGH STREET
- DOUBLE GLAZING & GAS CENTRAL HEATING
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- FRENCH DOORS TO GARDEN
- LONG LEASE 999 FROM 1959
- RESIDENT'S PARKING

## Description

A spacious (730 sq.ft) ground floor maisonette located a 'stones throw' from Leatherhead High Street and short walk from Waitrose, the Swan Centre, library and many boutique coffee shops and restaurants.

With the benefit of double glazing and new installed gas central heating with combination boiler, the accommodation includes a large reception area including open plan lounge to dining room which has a lovely oak finish flooring, the modern fitted kitchen includes quartz worktops with breakfast bar and many integrated appliances.

There are 2 double bedrooms, one with built in wardrobes and bathroom with white suite including over bath shower.

French doors lead from the dining room onto a small patio area and there are well maintained lawned communal gardens to front and rear together with residents' parking.

N.B. The property is presently tenanted so not vacant as the photographs suggest.

## Situation

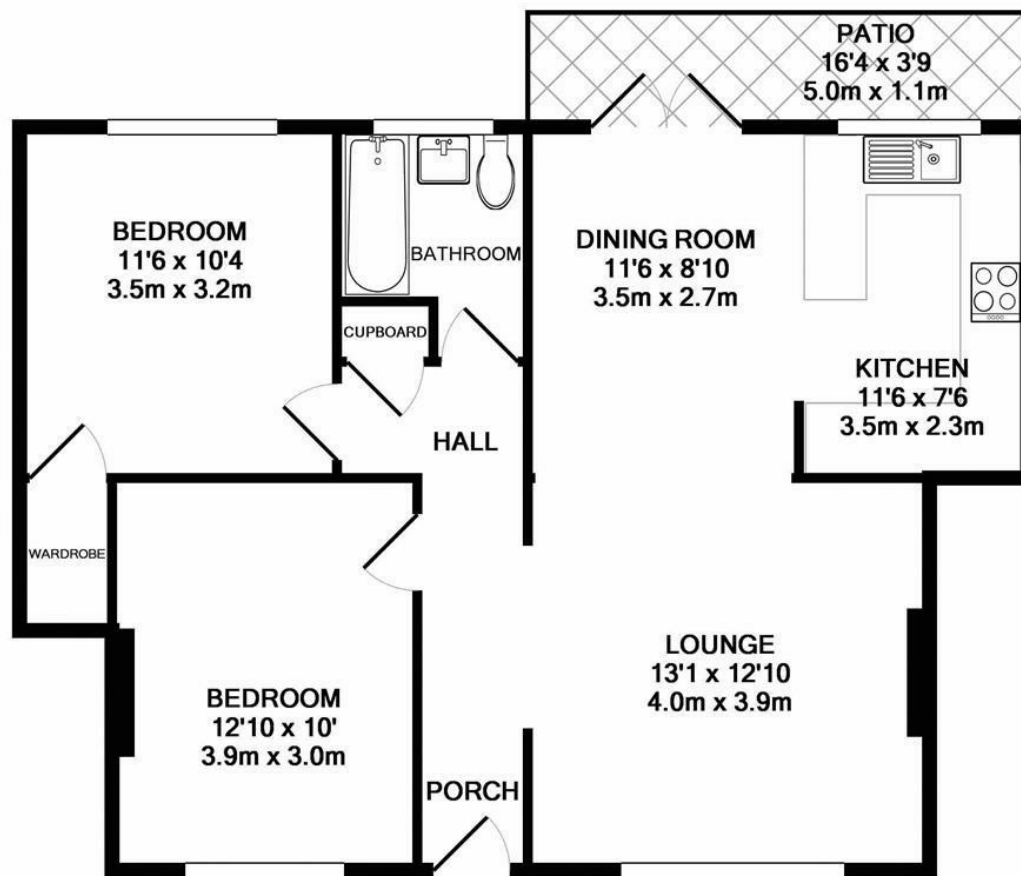
Leatherhead town offers a comprehensive range of shopping facilities, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports. The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

<b>Tenure</b>	Leasehold
<b>EPC</b>	D
<b>Council Tax Band</b>	D
<b>Lease</b>	999 years from 25th June 1960
<b>Service Charge</b>	£579.68 for the current year
<b>Ground Rent</b>	£17.00 per annum





TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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