



**patrick
gardner**
RESIDENTIAL

5, Copthorne Court Station Road, Leatherhead, Surrey, KT22 7RR

Price Guide £285,000



- SUPERB TWO BEDROOM APARTMENT
- TWO DOUBLE BEDROOMS
- NO CHAIN
- LONG LEASE
- IDEAL FIRST TIME BUY OR INVESTMENT
- FIRST FLOOR (WITH LIFT)
- SITTING/DINING ROOM
- ALLOCATED PARKING
- SHORT WALK TO TOWN & STATION
- COMMUNAL GARDEN

Description

A beautifully presented first floor (with lift) two bedroom apartment set in this highly regarded development being only a 'stones throw' from the Town Centre and short walk to Leatherhead's mainline Railway Station.

Ideal for both investors and first time buyers, the property has no forward chain and includes a long lease with a nil ground rent.

Tastefully decorated, the property incorporates two double bedrooms with fitted wardrobes, lovely sitting/dining room, modern fitted Kitchen and bathroom. A particular feature of the property is the well appointed kitchen that has been well looked after and features ample fitted units and built in electric oven and gas hob.

Outside, there is visitor parking to the front and to the rear, there is a small communal garden and allocated parking space.

Tenure Leasehold

EPC D

Council Tax Band D

Lease 160 years from 24/08/18 (152 remaining)

Service Charge £2,273.54

Ground Rent £0

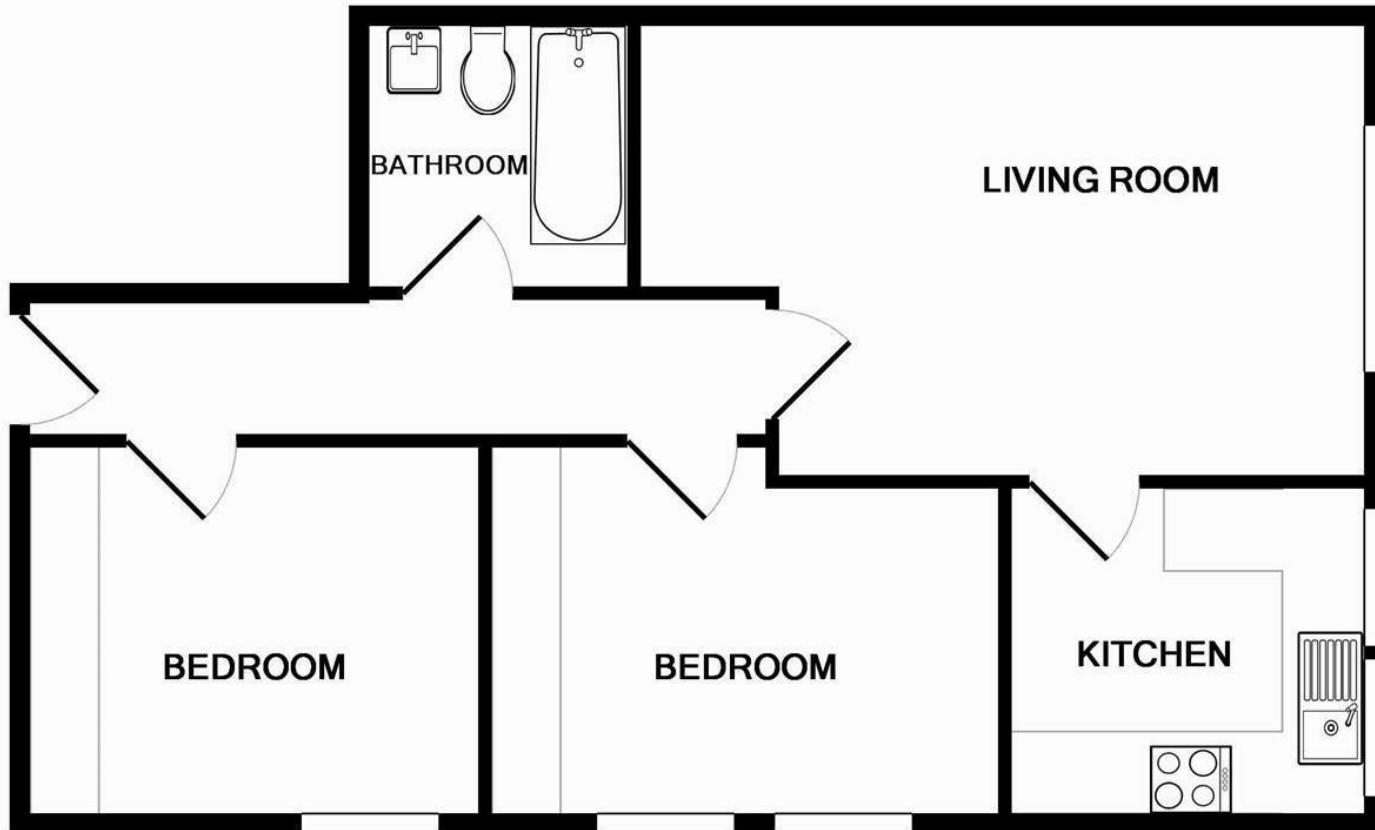


Situation

Ideally located in the centre of Leatherhead, Copthorne Court is within walking distance of the River Mole, Waitrose, Parish Church, three Gym's and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

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 walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacey.



TOTAL APPROX. FLOOR AREA 53.5 SQ.M. (576 SQ.FT.)

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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