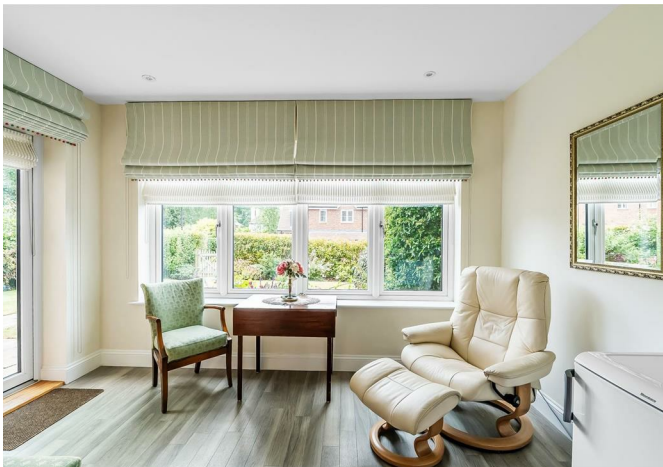




**patrick
gardner**
RESIDENTIAL

2 Reeves House 2 Hartfield Road, Leatherhead, KT22 7GQ

Price Guide £575,000



- SPLENDID GROUND FLOOR FLAT (1149 SQ FT)
- TWO BEDROOMS (TWO BATHROOMS)
- GUEST SUITE
- RESIDENTS LOUNGE
- ALLOCATED PARKING
- LANDSCAPED PRIVATE REAR GARDEN
- RETIREMENT FLAT (OVER 55s)
- SUN ROOM TO GARDEN
- ON-SITE MANAGER
- NO CHAIN

Description

This beautifully appointed and stylishly finished two bedroom ground floor apartment in this Award Winning Beechcroft Development, enjoys generous proportions (1149sq.ft) and beautiful private landscaped rear garden whilst situated less than a mile from Leatherhead town centre.

Designed for over 55's, The Farthings offers superb communal facilities amongst beautifully landscaped grounds. There is an estate manager that is responsible for maintaining the development and keeping an eye on properties whilst owners are away, residents lounge, kitchen and terrace and guest suite available to rent for family or friends at a very reasonable price.

The entrance hall with a coat cupboard and useful storage cupboard opens into an impressive reception hall off of which are two double bedrooms, dressing room, ensuite, guest bathroom, utility room, luxury kitchen, sitting room and delightful sun room.

Outside, there is a private garden that's looked after by gardeners, allocated parking space, landscaped communal grounds with a variety of planting, lit paths and seating to ensure residents are able to relax and socialise.

Situation

Reeves House is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

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 including St Andrews R.C. School, St John's School and Downsland School whilst at nearby Mickleham is Box Hill School.

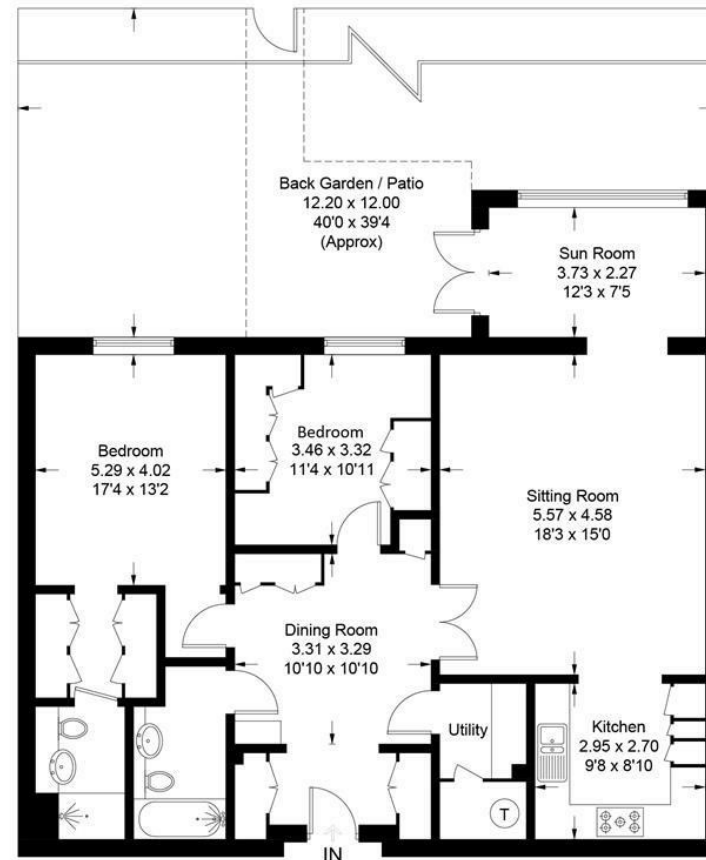
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

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 Lacy.

Tenure	Leasehold
EPC	B
Council Tax Band	E
Lease	999 Years from 5th December 2018 - 992 Remaining The Ground Rent doubles every 20 years.
Service Charge	£3,888.31
Ground Rent	£350



Approximate Gross Internal Area = 106.8 sq m / 1149 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. (ID1207971)

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