



 **patrick  
gardner**  
RESIDENTIAL

30 Windfield, Leatherhead, KT22 8UG

Price Guide £315,000

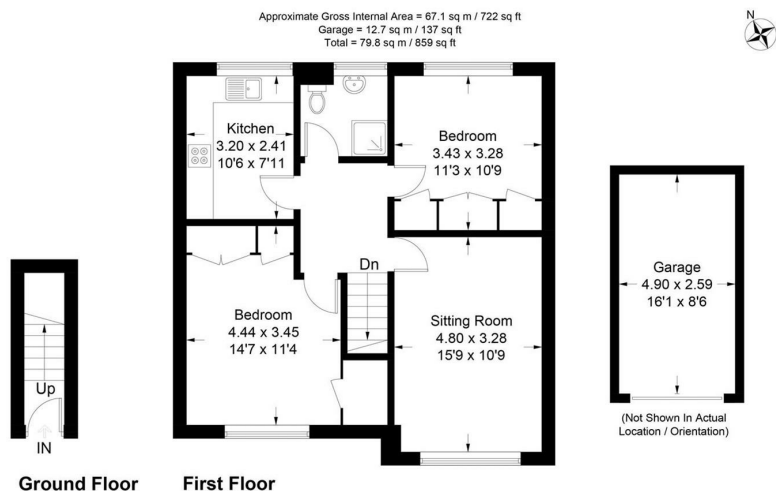


- DELIGHTFUL 1st FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- LONG LEASE
- GARAGE IN BLOCK
- 772 sq.ft. PLUS GARAGE
- SOUTHERLY FACING LIVING/DINING ROOM
- SHOWER ROOM
- SHORT WALK TO TOWN & STATION
- NO CHAIN

In a very convenient location close to the town centre, this first floor maisonette offers bright and spacious accommodation whilst set in a quiet residential road just a short walk for the town centre.

Approached via own front door, the interior includes a fitted kitchen and shower room, good sized southerly facing lounge and two double bedrooms with built in wardrobes. The specification also includes gas radiator central heating and double glazing.

Externally the communal lawns and frontages are well maintained and there is a garage just a few yards away.



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. (ID901805)  
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**Tenure** Leasehold  
**Lease** 999 years from 24.06.65  
**Service Charge** £700 p.a.  
**Ground Rent** £25 p.a.  
**EPC** C  
**Council Tax Band** C



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