



Flat 3, 35 Kingston Road, Leatherhead, Surrey, KT22 7SL

Asking Price £275,000



- 2 BED FIRST FLOOR APARTMENT
- MODERN BATHROOM
- FEATURE FIREPLACE
- EXTENDED LEASE
- SHARED GARDEN WITH SHED
- CLOSE TOWN CENTRE & STATION
- GAS CENTRAL HEATING
- PERIOD CONVERSION
- CLOSE TO LOCAL SCHOOLS

Description

This delightful two bedroom first floor apartment, within an imposing Victorian conversion is in a very convenient location for both the town centre and the train station.

Internally the property benefits from a nice bright living room (12'6 x 12'1) which also includes a lovely feature fireplace and double glazing throughout.

The main bedroom is a good sized double and benefits from built in wardrobes and a lovely bay window. The bathroom is a modern suite with an over bath shower.

The kitchen is also newly fitted within the last two years.

Outside there is a garden with a shed to be able to lock up your bikes securely.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Tenure

Leasehold

EPC

D

Council Tax Band

B

Lease

99 year lease from January 2005 (lease is in the process of being extended)

Service Charge

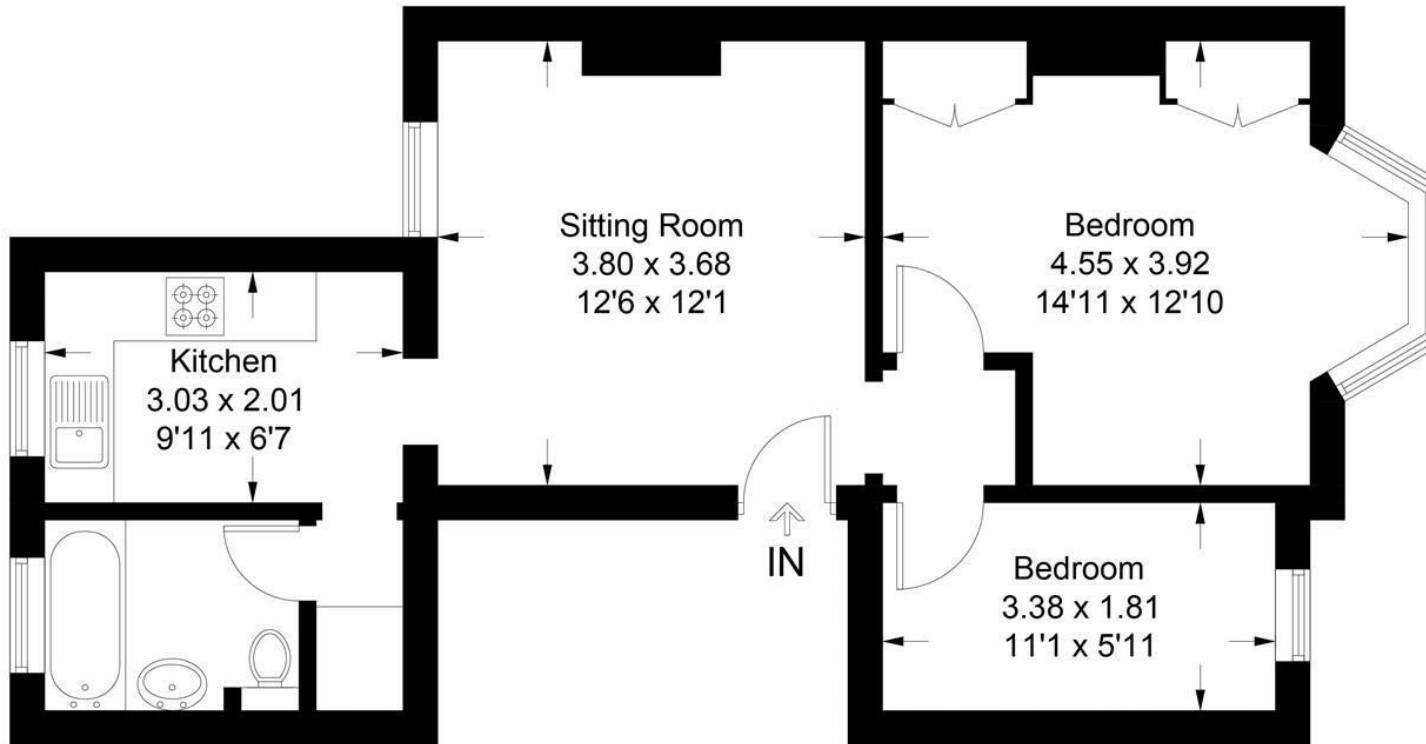
£960

Ground Rent

TBA



Approximate Gross Internal Area = 49.5 sq m / 533 sq ft



First 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. (ID866136)
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