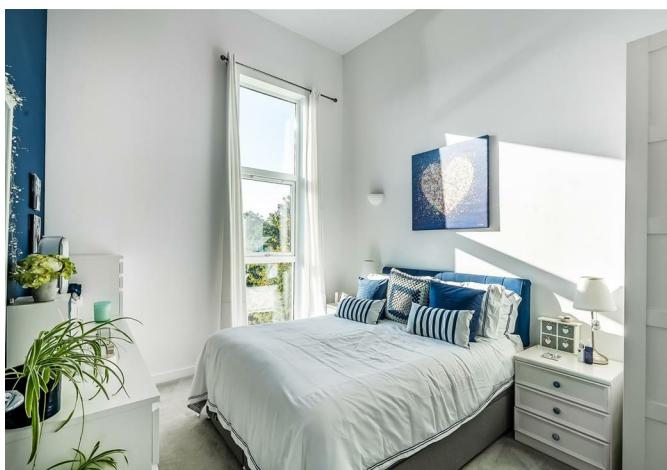




**patrick  
gardner**  
RESIDENTIAL

15 Maple Court Park View Road, Leatherhead, Surrey, KT22 7GA

Price Guide £299,950



- 2 DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- HIGH CEILINGS
- RESIDENTS PARKING
- LONG LEASE (131 YEARS REMAINING)
- STUNNING VIEW
- REASONABLE SERVICE CHARGE
- BALCONY
- CLOSE TO THE STATION
- TWO BATHROOMS (ONE ENSUITE)

## Description

This delightful two bedroom top floor apartment with balcony enjoys arguably one of the best positions within the development whilst a short walk to the station making it an ideal first time buy or investment opportunity.

Well presented and refurbished accommodation throughout includes 2 bedrooms, 2 bathrooms (1 ensuite), open plan fitted kitchen and double aspect sitting/dining room.

Features include a door from the sitting room to South West Facing balcony with stunning views, double glazing, integrated oven and gas hob, modern shower room, white bathroom suite, gas central heating, communal gardens and allocated and visitor parking.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	150 years from 01/02/2006 (131 Years Remaining)
<b>Service Charge</b>	£2,472 pa
<b>Ground Rent</b>	£300 pa



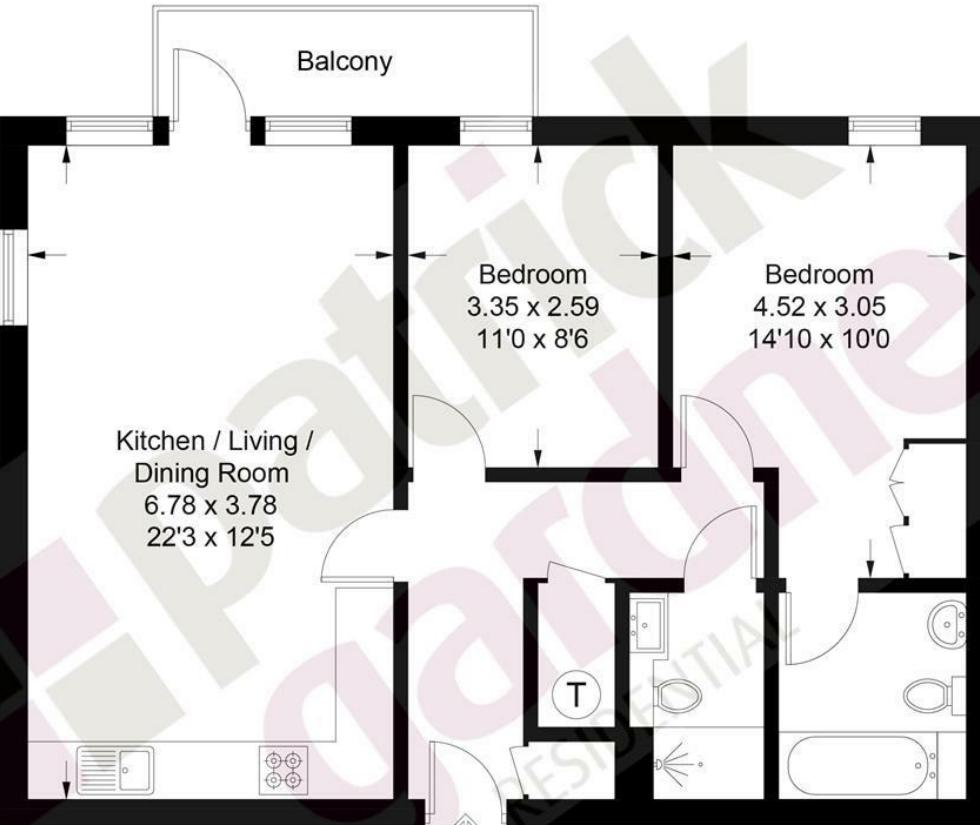
## Situation

The property is conveniently situated about 15 minutes walk from Leatherhead town centre where there are a wide range of coffee shops, restaurants, Waitrose Local, Theatre, Gyms and Library.

Just 10 minutes' walk from the main line railway station with fast and frequent services to London Waterloo and Victoria. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Also within close proximity to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks.

Approximate Gross Internal Area = 66.5 sq m / 715.8 sq ft



## Second 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. (ID1245213)  
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