



10 Queen Annes Terrace, Leatherhead, Surrey, KT22 7HR

Price Guide £385,000



- STYLISH VICTORIAN MAISONETTE
- TWO PARKING SPACES
- MODERN KITCHEN
- SHORT WALK TO TOWN
- 991 YEAR LEASE (NO GROUND RENT)
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM
- CONSERVATION AREA
- 1154 SQ.FT.

Description

Set in Leatherheads conservation area, this stylish two bedroom Victorian maisonette offers 1154 sq.ft of spacious accommodation over two floors, a 991 year lease and two allocated parking spaces.

Well appointed throughout the first floor comprises a delightful sitting room with gas fireplace, double bedroom, modern bathroom and good sized dining room with return door to a superb fitted kitchen with integrated appliances, solid wood work surfaces and wood effect tiled floor.

Stairs lead to the second floor, an impressive 31' bedroom with velux windows and large cupboard/wardrobe.

The property enjoys pleasant outlooks from all rooms, large timber double glazed sash windows having been refurbished and providing plenty of natural light.

Outside, there are two allocated parking spaces. The property also qualifies for residents permit parking. £50 per annum or first car, £75 per annum for second car.

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 terminals 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 motorway together with Gatwick and Heathrow Airports.

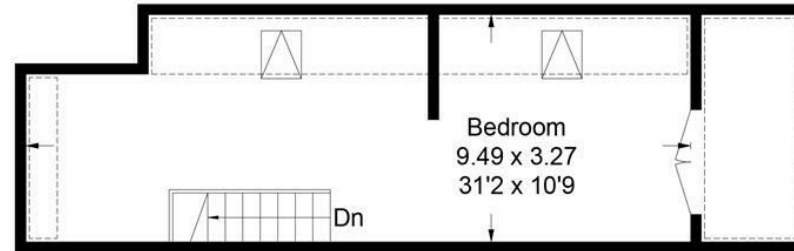
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School. In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

Tenure	Share of the Freehold
Lease	999 years from 2nd July 2014
Service Charge	Each maisonette carries out repairs to their own parts
Ground Rent	£0.00
Buildings Insurance	Each maisonette has own Building Insurance
D	
EPC	C



Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft

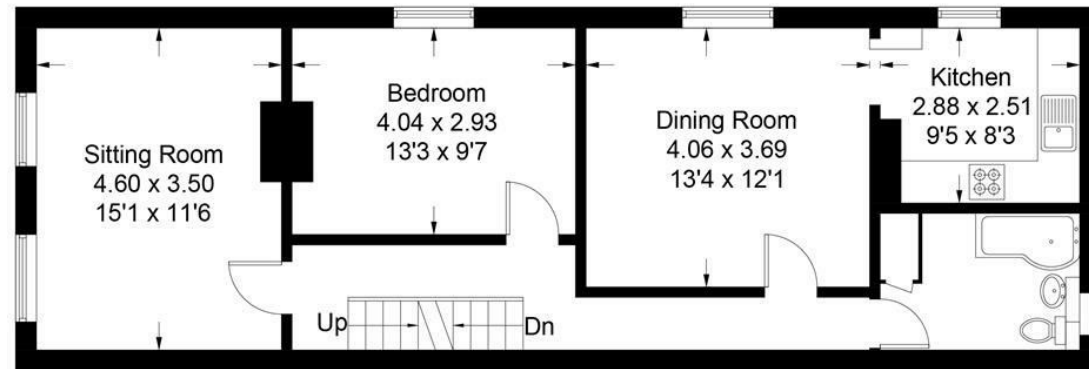
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



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. (ID913607)
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