



 **patrick
gardner**
RESIDENTIAL

6 Minchin Close, Leatherhead, Surrey, KT22 8BH

Offers In Excess Of £345,000



- FIRST FLOOR MAISONETTE
- A STONES THROW AWAY FROM TOWN
- RESIDENTS PERMIT PARKING + GARAGE
- MODERN BATHROOM & KITCHEN
- CLOSE TO TRAIN STATION
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- PRIVATE GARDEN
- UNDERFLOOR HEATING IN SOME ROOMS
- NO CHAIN

Description

This beautifully presented two double bedroom maisonette is situated in a sought after residential cul-de-sac whilst within a 'stones throw' of the town centre.

The property enjoys a lovely outlook, is within a short walk of river walks, has residents parking (£84 pa for 1st car, & £134pa for second car) and a private rear garden.

Stairs to first floor lead to a good sized galleried landing and storage cupboard with access to the loft for more storage. The property benefits from having underfloor heating in the kitchen, hallway, toilet and the bathroom.

The accommodation comprises a sitting/dining room, master bedroom with fitted wardrobes, guest bedroom also with built in wardrobes, modern bathroom, an additional toilet and a modern fitted kitchen. The current vendor bought the property in 2017 and refurbished the flat throughout and is presented beautifully.

There is a private single garage at the top of the road



Situation

Minchin Close is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitnesss & Gym and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

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 walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	99 Years from 2017
Service Charge	£0.00 (Each maisonette responsible for own parts)
Ground Rent	£200 pa (increasing £200 each 25 years for the remainder of the lease). The garage ground rent is an additional £25 pa (£225 in total per year)

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft
Garage = 15.2 sq m / 164 sq ft
Total = 86.7 sq m / 934 sq ft



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. (ID940681)
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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