



Flat 2, 85 Kingston Road, Leatherhead, KT22 7SF

Price Guide £209,950



- GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN/DINER
- SECURE, COVERED, ALLOCATED PARKING
- 432 SQ.FT.
- SHORT WALK TO TOWN & STATION
- ONE DOUBLE BEDROOM
- GOOD SIZED BATHROOM
- 102 YEAR LEASE
- OWN PRIVATE ENTRANCE
- NO CHAIN

Description

Built in 2003, this purpose built development comprises just 6 apartments, flat 2, enjoys its own private gated entrance and is just a short walk of the town centre and mainline railway.

The accommodation includes a reception hall, spacious 18 x 10' double aspect kitchen/dining room with bay window, breakfast bar and fitted kitchen, a good sized double bedroom with fitted wardrobes and adjoining bathroom.

The property also includes double glazing, electric heating and covered allocated parking via a secure electric gates. Conveniently for a purchaser there is no onward chain.

Tenure	Leasehold
EPC	D
Council Tax Band	B
Lease	125 years from 29 September 2002
Service Charge	£1,456 pa (£364 paid quarterly)
Ground Rent	£100 pa

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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 only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



GROUND FLOOR APARTMENT

TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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