



4 Woodville Court Woodvill Road, Leatherhead, Surrey, KT22 7BJ

Asking Price £289,000 Leasehold



- LARGE FIRST FLOOR FLAT (Approx 600 sq.ft.)
- QUIET CUL DE SAC
- 19' X 13' LIVING/DINING ROOM
- DOUBLE BEDROOM WITH WARDROBES
- KITCHEN WITH INTEGRATED APPLIANCES
- LUXURY SHOWER ROOM
- ALLOCATED PARKING
- 125 YEAR LEASE FROM 2004
- HALF A MILE TOWN CENTRE AND STATION
- NO CHAIN

Description

Located at the end of a prime cul de sac, this first floor apartment offers exceptionally spacious accommodation (almost 600 sq ft) with a high standard of appointment and tasteful decor throughout.

Approached by a gravelled driveway entrance with just two low rise blocks and residents parking. With double glazing and gas central heating (boiler replaced 2020), the layout includes communal entrance hall, living/dining room measuring 19' x 13', quality fitted kitchen with integrated appliances and a generous double bedroom with fitted wardrobes and superb shower room.

Allocated parking and 125 year lease from 2004. NO CHAIN.

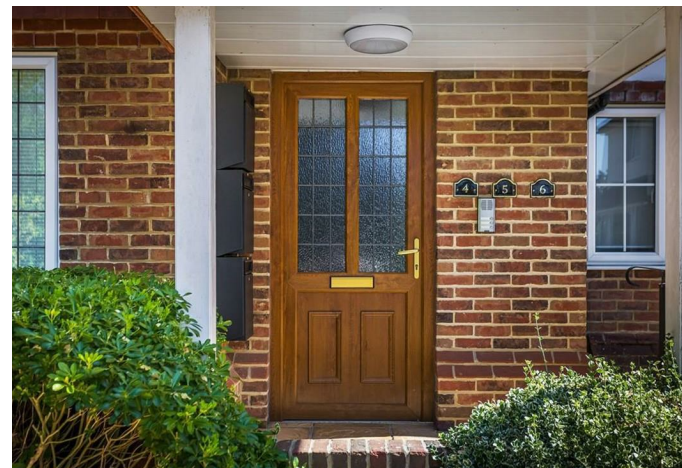
Tenure	Leasehold
Lease	125 years from 2004
Service Charge	2 payments of £587.80 every 6 months (Feb-July & Aug-Sept)
Ground Rent	£100 pa (£100 added every 25 years for remainder of Lease)
EPC	C
Council Tax Band	C

Situation

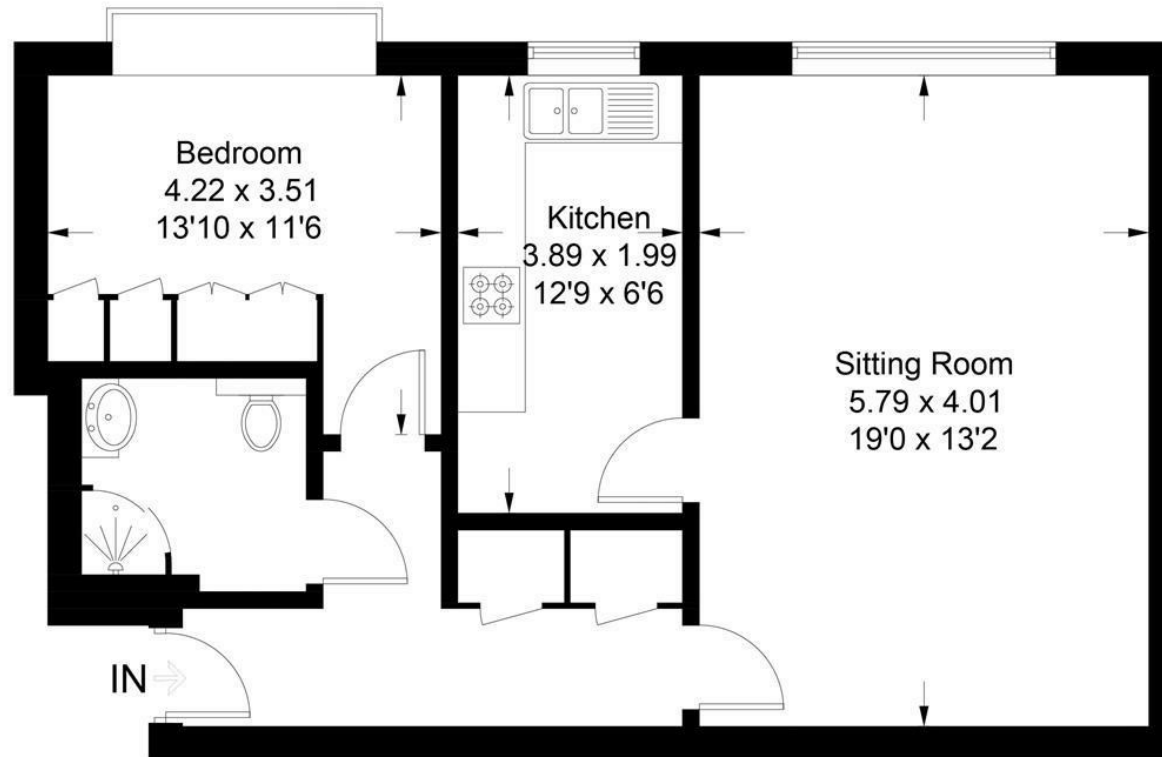
Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

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.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.



Approximate Gross Internal Area = 55.3 sq m / 595 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. (ID888716)
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