



Turner Court, Highbury Drive, Leatherhead, Surrey KT22 7UT

£343,000 Leasehold

Turner Court, Highbury Drive, Leatherhead, Surrey, KT22 7UT



- MODERN TOP FLOOR APARTMENT
- BALCONY WITH FAR REACHING VIEWS
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE
- OPEN PLAN KITCHEN/LOUNGE
- ALLOCATED UNDERGROUND PARKING
- BEAUTIFULLY APPOINTED
- WALKING DISTANCE TO TRAIN STATION
- CONVENIENT FOR TOWN CENTRE
- EPC **B** & Council Tax Band **D**

**1-3 Church Street, Leatherhead
Surrey KT22 8DN
01372 360078
leatherhead@patrickgardner.com
www.patrickgardner.com**

The Property

A well-presented bright and modern top floor flat offering spacious accommodation to include an open plan lounge/kitchen area, two good size bedrooms, bathroom, en-suite to the master bedroom and dressing area.

The property also has a sunny aspect balcony boasting far reaching views to the lovely Surrey countryside.

Further benefits include a lift service, video phone entry phone systems and secure allocated underground parking.

Externally there are well maintained communal grounds and bicycle storage.

Early viewing strongly advised.

Lease remaining 125 years from 2005

Service Charge £2,232pa **Ground Rent** £250pa

PGL5603

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.

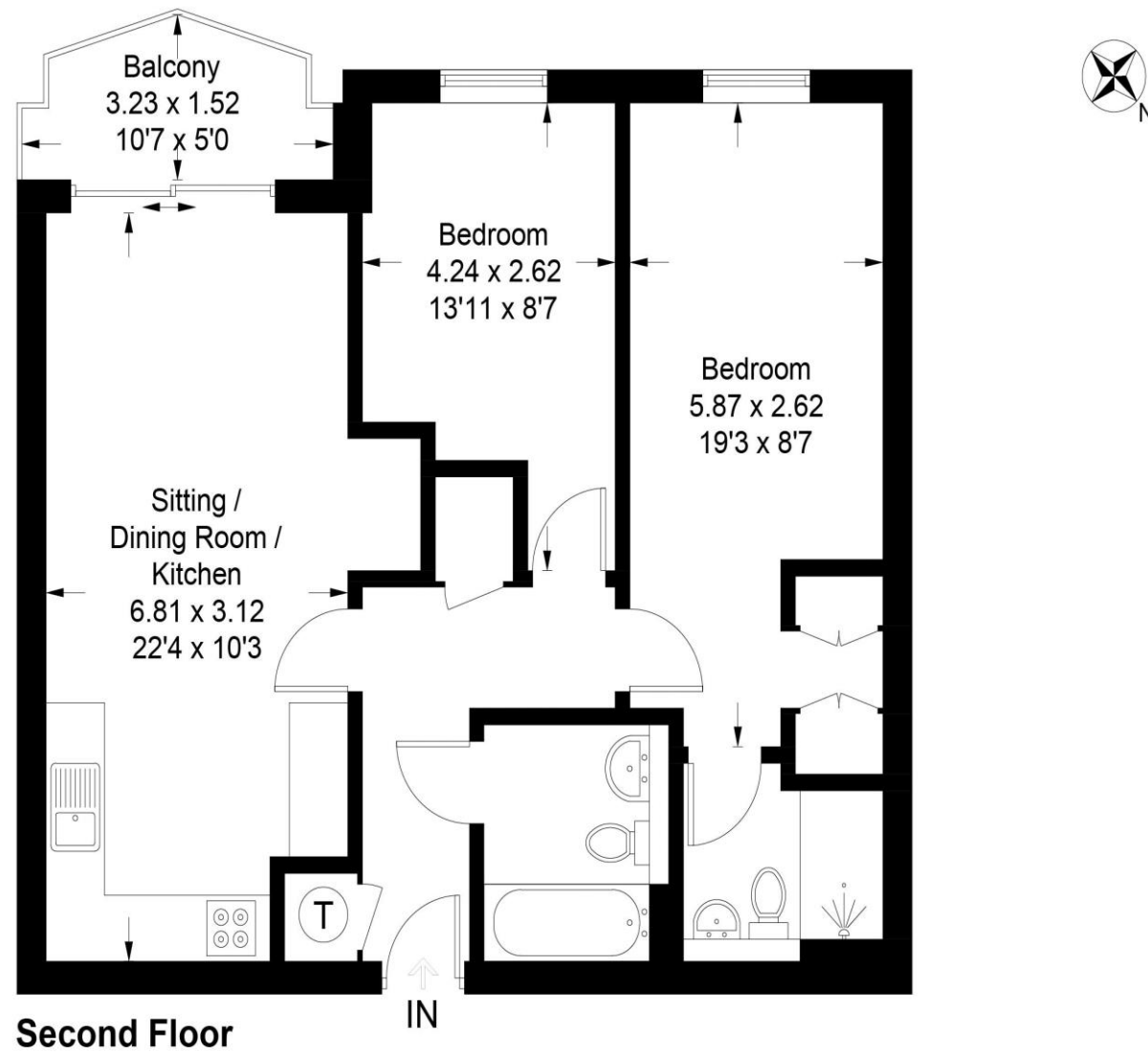
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsends Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

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





Approximate Gross Internal Area = 64.2 sq m / 691 sq ft



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. (ID797758)

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