



11 Burleigh Court, Belmont Road, Leatherhead, KT22 7LN

Asking Price £235,000



- 1 BEDROOM APARTMENT
- PRIVATE PARKING
- PEPPERCORN GROUND RENT
- CLOSE TO THE RIVER MOLE
- IDEAL FIRST TIME BUY OR INVESTMENT
- MODERN FEATURES
- LONG LEASE
- CLOSE TO TRAIN STATION/SHOPS
- NO CHAIN
- REASONABLE SERVICE CHARGE

Description

This beautifully presented one bedroom apartment with private parking is situated on the first floor of Burleigh Court which is located just a short walk from Leatherhead mainline train station and town centre.

The accommodation comprises of an inviting entrance hall with a fire door that has been upgraded to meet current safety standards, a tastefully tiled bathroom with vanity unit, spacious double bedroom with built in wardrobe and sitting room with fitted shelving and dining area. Finally, the kitchen features refurbished units and a selection of modern appliances including a gas hob and new oven. There is also a storage cupboard off the hall.

This property is being sold with no onward chain.

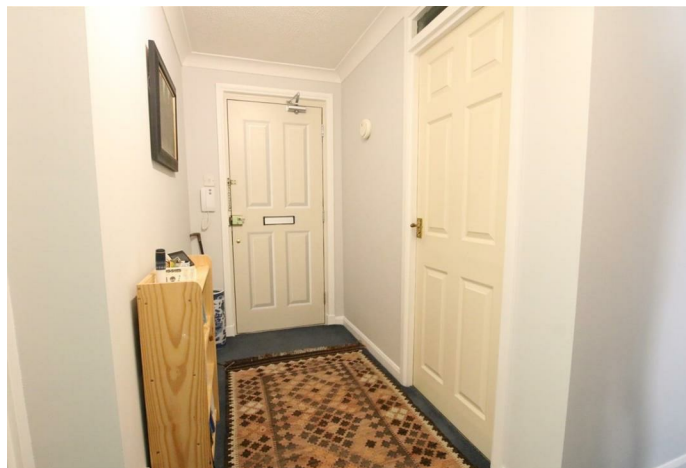
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	152 years Remaining
Service Charge	£1,903.84
Ground Rent	Peppercorn

Situation

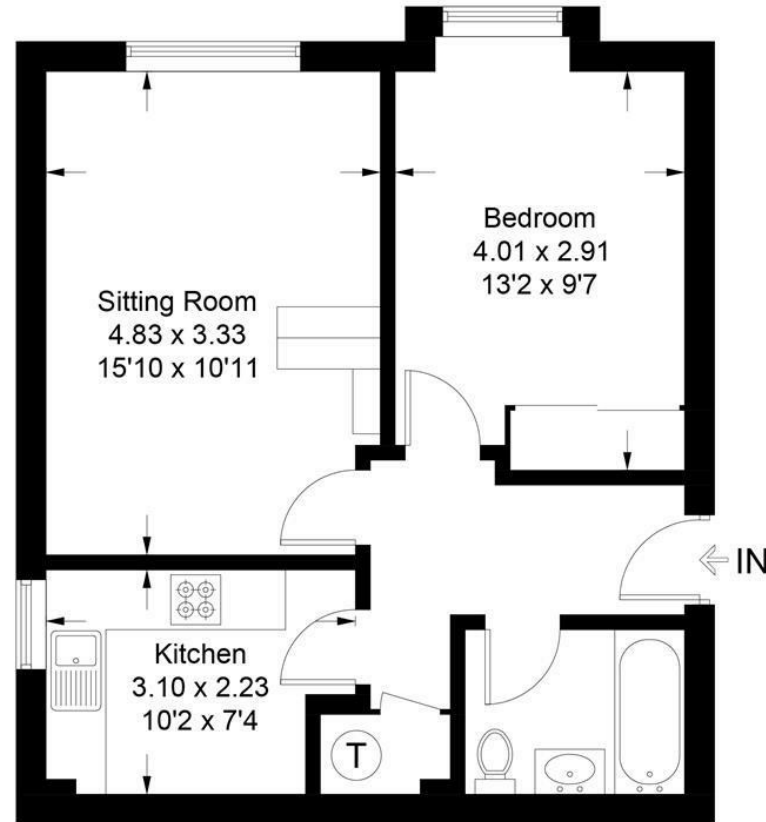
Ideally located in the centre of Leatherhead, Burleigh is within walking distance of the River Mole, Waitrose, Parish Church, three Gym's and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

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.



Approximate Gross Internal Area = 47.0 sq m / 506 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. (ID1223094)

www.bagshawandhardy.com © 2025

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

