



35 Beechwood Park, Leatherhead, Surrey, KT22 8NL

Price £409,950





- FIRST FLOOR APARTMENT
- LANDSCAPED GROUNDS
- 2 BEDROOMS
- MODERNISED TO A HIGH STANDARD
- LONG LEASE

- PRIME LOCATION
- BALCONY OVERLOOKS GARDEN
- 2 BATHROOMS
- GARAGE
- CHAIN FREE

## Description

In a quiet and peaceful cul de sac setting on the highly regarded Private Beechwood Park Estate, this first floor apartment is surrounded by delightful landscaped grounds with many mature trees.

The property has undergone extensive modernisation and the specification includes a spacious lounge, superb fitted kitchen with integrated appliances, 2 double bedrooms and 2 luxury bathrooms (one en-suite).

A particularly attractive feature of the property is a spacious lounge with sliding patio door to a balcony which overlooks the garden.

There is a brick built garage in a block adjacent to the flat and also visitors parking spaces.

NB We are required under the Estate Agents Act 1979 and the provisions of the Information Regulations 1991 to point out that the client we are acting for in the sale of this property is a 'connected person' as defined by that Act.



## Situation

Beechwood Park is located on the southern side of the town being approximately 20 minutes' walk to the station just over 10 minutes' walk from the town centre where there is a comprehensive range of shops at the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. 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 to London. Junction 9 of the M25 is about a mile away and Leatherhead is central to Gatwick and Heathrow Airports.

Nearby there are hundreds of acres of Green Belt countryside and National Trust land.

### Lease

999 years from 1985 plus a share of the Management Company which owns the Freehold of Beechwood Park.

### Service Charge

A monthly charge of £175 includes building insurance, exterior painting every 4/5 years, roof and gutters maintained, full time gardener, street maintenance and lighting, regular window cleaning, emergency specified plumbing/electrical cover with SES Water.

### Ground Rent

none.

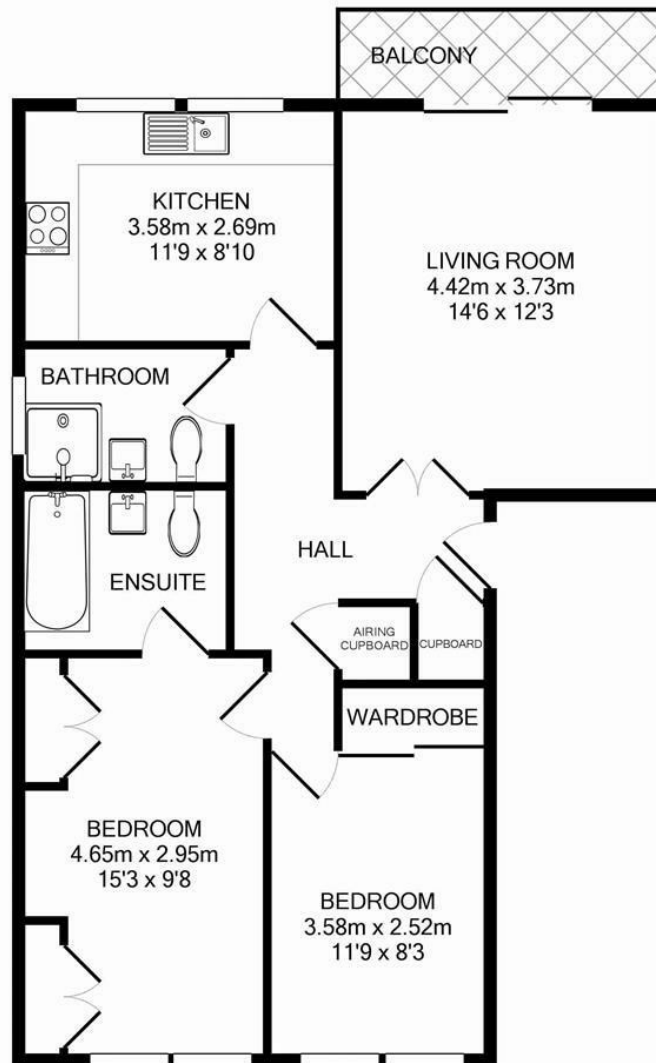
### EPC

E

### Council Tax Band

E





Total Approx. Floor Area 66.4 Sq.M. (715 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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