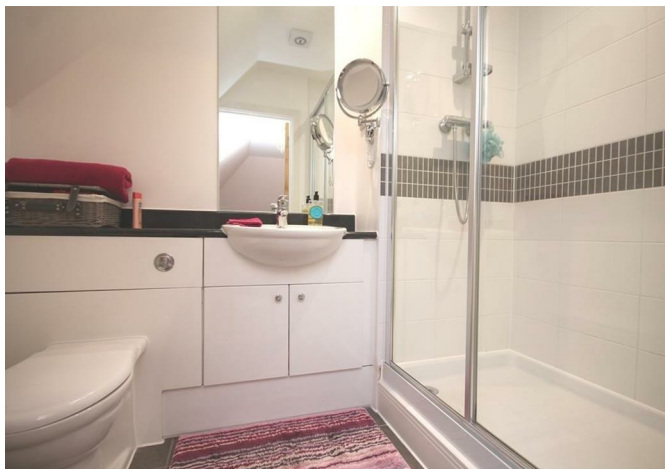




5, Beechwood Court Garlands Road, Leatherhead, KT22 7GL

Price Guide £449,950



- PENTHOUSE APARTMENT
- LIFT DIRECT INTO HALL
- TWO BATHROOMS
- LARGE SITTING/DINING ROOM
- SHORT WALK TO TOWN & STATION

- 1077 SQ FT (100 SQ.M.)
- TWO DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- ALLOCATED PARKING
- NO CHAIN

Description

A rarely available two double bedroom penthouse apartment (covering whole of top floor) with over 1077 sq.ft. of light and spacious accommodation providing for comfortable living throughout

Situated in an attractive tree lined road within walking distance on the town centre and Leatherhead mainline station, features include lift direct into the apartment, modern bathrooms, large kitchen breakfast room with integrated appliances and superb living/dining room.

Conveniently for a purchaser there is no onward chain.

Lease 125 years from 1st January 2006 (Doubling every 25 years of the term)

Ground Rent £400 pa

Service Charge £3177 for 2021 - 2022 - (Jan - Dec 2023 to follow)

EPC Rating C

Council Tax Band F



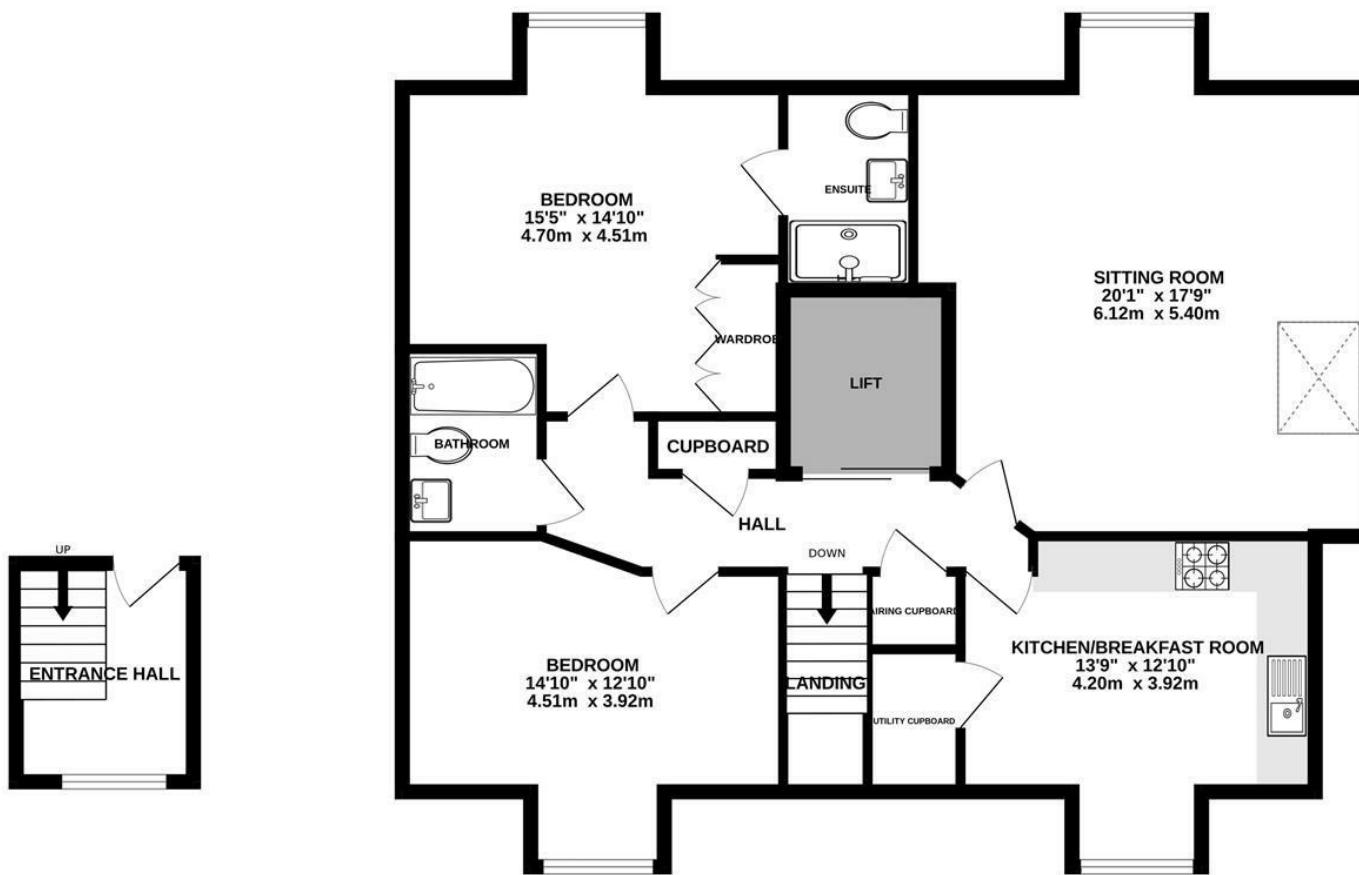
Situation

Leatherhead town offers a comprehensive range of shopping facilities including Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield 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 terminals 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 M25 together with Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsland 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. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.



ENTRANCE HALL
59 sq.ft. (5.4 sq.m.) approx.

TOP FLOOR
1019 sq.ft. (94.7 sq.m.) approx.

PENTHOUSE APARTMENT

TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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