



**Courtlands**, 7 Epsom Road, Leatherhead, Surrey KT22 8SS

**£249,950 Leasehold**



# Courtlands, 7 Epsom Road, Leatherhead, Surrey, KT22 8SS



- FIRST FLOOR APARTMENT (545 sq.ft. excl.garage)
- 17'8 x 9 DOUBLE BEDROOM
- LIVING ROOM WITH SEPARATE STUDY/DINING AREA
- FITTED KITCHEN WITH WINDOW
- BATHROOM
- GARAGE & PARKING
- LONG LEASE
- SHORT WALK TO TOWN & STATION
- IDEAL FIRST TIME BUY / INVESTMENT
- EPC **E** & Council Tax Band **B**

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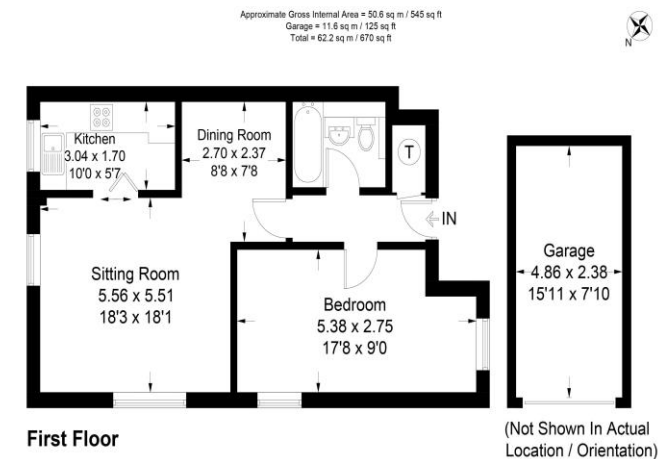
**The Property** This well-proportioned first floor flat has a bright a spacious layout whilst enjoying a larger than usual living area and bedroom. The double aspect sitting area includes a dining area or study and has an adjacent fitted kitchen whilst the double aspect bedroom is served by a bathroom situated across the hall. Outside are maintained gardens, parking and garage.

**Situation** Courtlands is situated just off the Epsom Road being within minutes walk from the town centre and main line railway station

**Lease** 120 years from 2018  
**Service Charge** £874.90 per Half Year  
**Ground Rent** £100.00 pa from 24th June 2019 and then a £20 increase every 10 years for the remainder of the term.



PGL5844



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. (ID474852)  
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