



 **patrick
gardner**
RESIDENTIAL

20, Ashurst Close Randalls Road, Leatherhead, Surrey, KT22 7UH

Price Guide £325,000



- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SITTING/DINING ROOM
- RESIDENTS PARKING
- SHORT WALK TO STATION
- 999 YEAR LEASE FROM 2005
- TWO MODERN BATHROOMS
- MODERN KITCHEN
- ZERO GROUND RENT
- NO CHAIN

Description

Offered with 999 year lease and no onward chain, this delightful first floor, two bedroom, two bathroom apartment is just a few minutes walk from the station making this an ideal first time buy or investment opportunity.

Approached via a communal entrance hall, stairs lead to the first floor landing and to a private front door. The living room features an attractive aspect with bay window and wide opening to a 'William Ball' kitchen with Neff integrated fridge, freezer, microwave and cooker and Hotpoint washing machine. Porcelanosa tiled splash backs and flooring tiles.

There is a master bedroom with built in wardrobe and en suite shower room, a second double bedroom and family bathroom. The bathrooms are fitted with Porcelanosa white sanitary, chrome taps and showers with thermostatic controls.

Externally, the grounds are well maintained and to the rear of the block is a parking space. There are also further visitor parking spaces

N.B.1 The property had a newly compliant fire front door fitted in November 2022.

N.B.2 The communal hallways are due to be repainted (funding in place).

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 is just a few minutes walk away and 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, Downsend 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 Tyrells Wood Golf Club and the newly opened Beaverbrook Luxury Private Members Club with its world class golf course set in 400 acres.

Tenure

Leasehold and share of the freehold

EPC

C

Council Tax Band

D

Lease

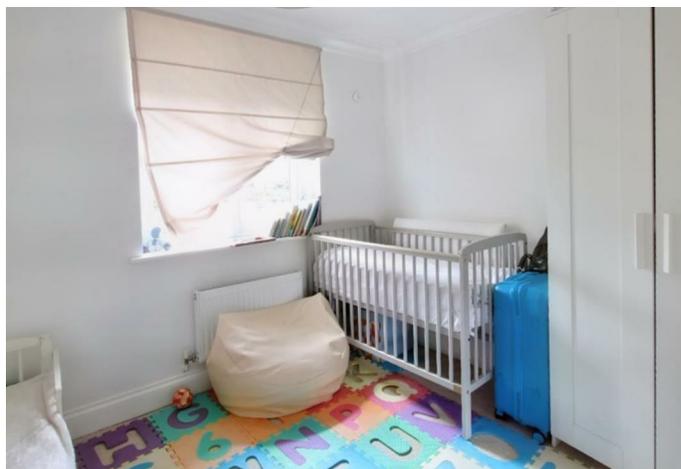
999 years from 1st Jan 2005

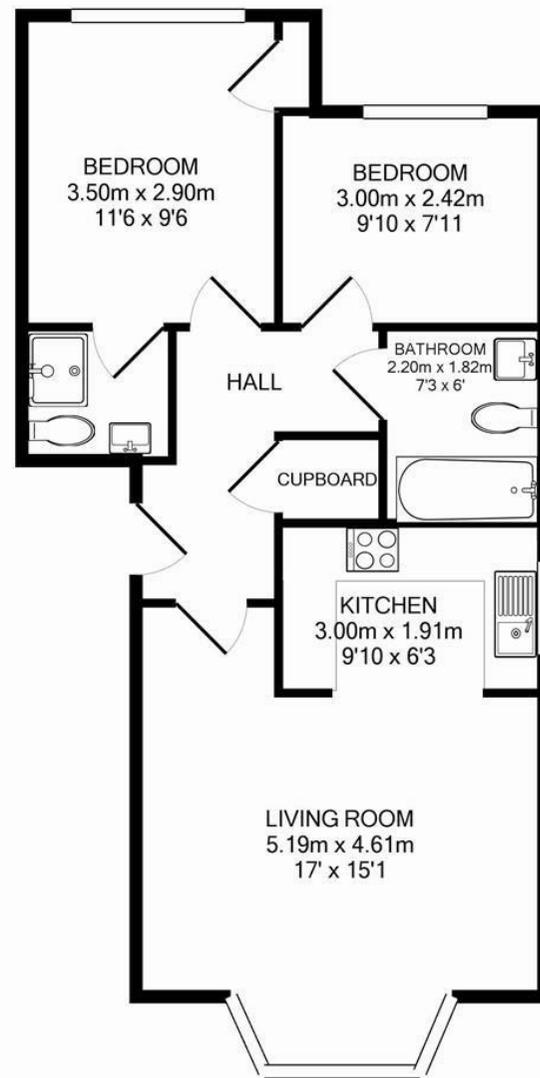
Service Charge

£1,387 per annum

Ground Rent

Nil





Total Approx. Floor Area 56.3 Sq.M. (606 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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