



37 Windfield, Leatherhead, Surrey, KT22 8UG

Asking Price £325,000



- GROUND FLOOR MAISONETTE
- CLOSE TO THE TOWN & TRAIN STATION
- GAS CENTRAL HEATING
- GARAGE IN BLOCK
- IDEAL FIRST TIME BUY/DOWNSIZE
- TWO DOUBLE BEDROOMS
- REFURBISHED BY CURRENT OWNER
- ENGINEERED OAK FLOORING IN KITCHEN
- LONG LEASE
- DOOR OUT TO A COMMUNAL GARDEN

Description

This stylish two double bedroom ground floor maisonette has been beautifully modernised, enjoys direct access to shared garden and is only a few minutes walk to Leatherhead High Street.

Accommodation includes a spacious 16' lounge/dining room, modern shaker style kitchen with integrated appliances and smart white bathroom suite including shower over the bath.

The maisonette also has the benefit of a garage, ideal for parking your car or a good use of storage.

Lease - 940 years remaining
Service charge - £1,000 per annum
Ground rent - £25 per annum
Building insurance - £280 per annum

Situation

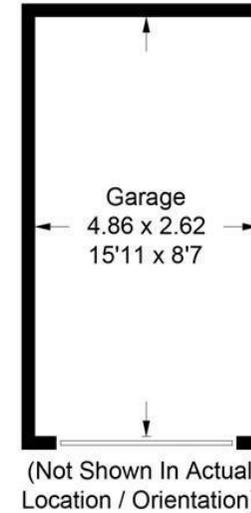
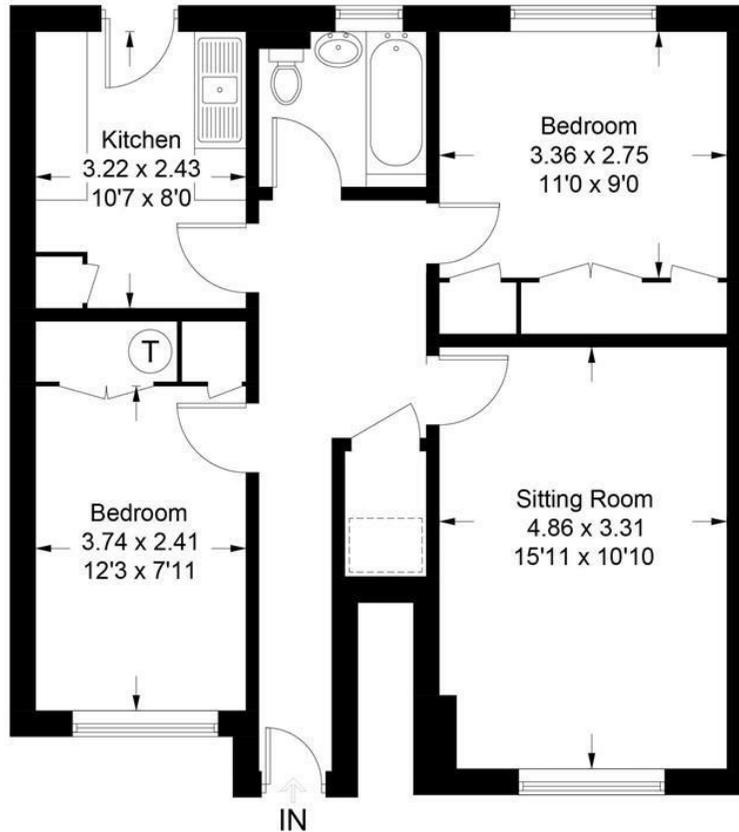
Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre (shows films as well), farmers market and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith. Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Tenure	Leasehold
EPC	D
Council Tax Band	D
Lease	940 Years
Service Charge	£1,000 per annum
Ground Rent	£25 per annum
	£280 for building insurance



Approximate Gross Internal Area = 63.6 sq m / 684 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 76.2 sq m / 820 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground 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. (ID655340)
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