



Flat 5, Tanner House Challenge Court, Leatherhead, Surrey, KT22  
7GS

Price Guide £330,000





- SPACIOUS 2 BEDROOM FLAT (789 SQ.FT)
- HIGH CEILINGS
- UNDER FLOOR HEATING
- ENSUITE BATHROOM
- CLOSE TO TRAIN STATION
- PRIVATE COURTYARD
- PRIVATE PARKING
- FAMILY BATHROOM
- FULLY FITTED KITCHEN
- CLOSE TO GOOD SCHOOLS

## Description

This beautifully appointed ground floor two bedroom apartment with high ceilings, offers spacious modern living with private courtyard garden, allocated parking and underfloor heating.

The accommodation comprises of a large reception hall with space for a shoe rack, hall cupboard, luxury family bathroom, principal bedroom with ensuite, second double bedroom and bright kitchen lounge diner. The modern fitted kitchen features a range of appliances including a built in washing machine, oven and fridge freezer.

This property is being marketed with no onward chain.

<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	C
<b>Lease</b>	117 Years remaining
<b>Service Charge</b>	£2140.12 - 1st Jan to 31st Dec 2026
<b>Ground Rent</b>	£300 pa doubling each 25 years to end of the term

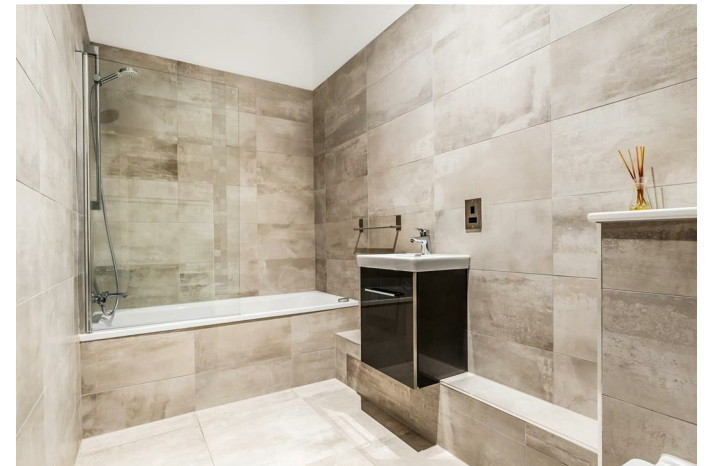
## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

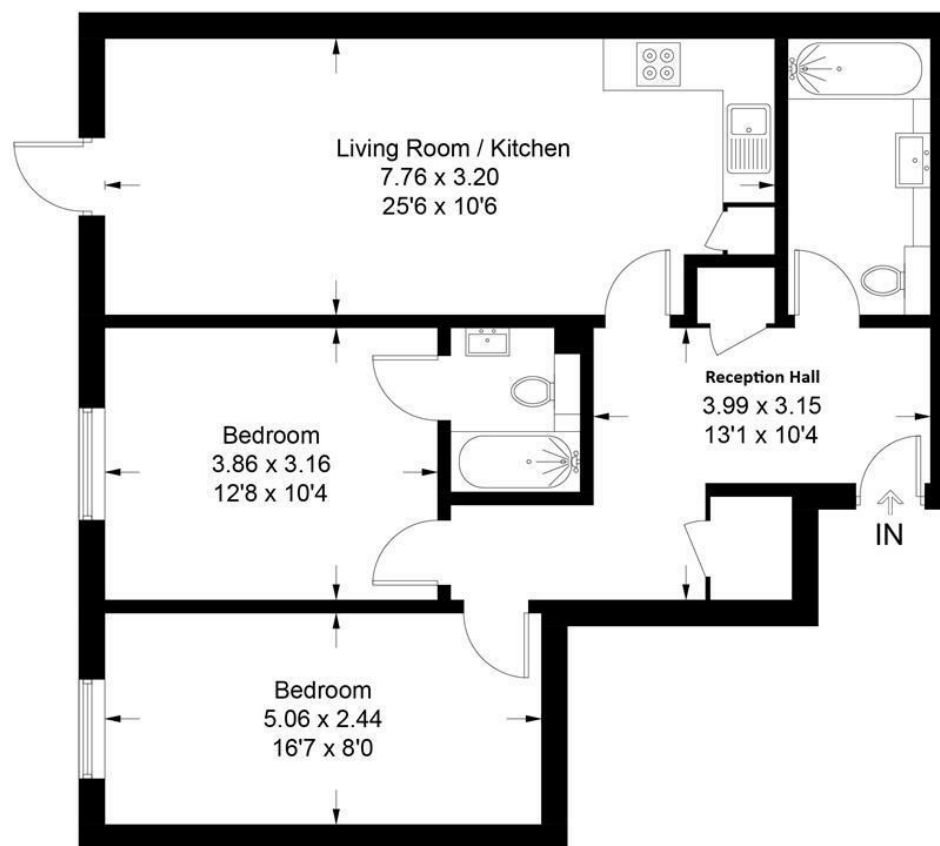
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area including for older children, 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. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 73.3 sq m / 789 sq ft



**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. (ID1210845)  
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