

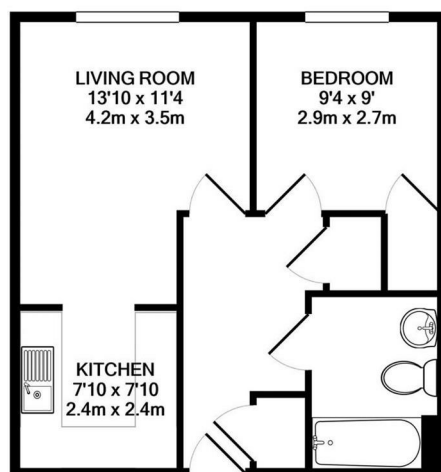


7 Austen Court, Highbury Drive, Leatherhead, KT22 7UW

Asking Price £229,950

- MODERN APARTMENT
- GROUND FLOOR
- SITTING ROOM
- MODERN BATHROOM
- TWO MINUTE WALK TO STATION
- BRIGHT INTERIOR
- ONE DOUBLE BEDROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- SECURE BASEMENT PARKING
- 125 YEAR LEASE FROM 2005

Built in 2005 by Messrs. Linden Homes, this one double bedroom ground floor apartment forms part of this HIGHLY SOUGHT AFTER modern development positioned just a short walk from the town centre and train station. SECURE UNDERGROUND PARKING, lift access, spacious lounge with open plan kitchen, double bedroom, two storage cupboards and modern bathroom suite.



TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure	Leasehold
Lease	125 years from 2005
Service Charge	£1,895.42 (includes water rates)
Ground Rent	£250 per annum
EPC	C
Council Tax Band	C



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