



9, Lavender Court Lavender Close, Leatherhead, Surrey, KT22 8LE

Price Guide £399,950



- TOP FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES
- TWO BATHROOMS
- PARK STYLE COMMUNAL GROUNDS
- SOUGHT AFTER MANSION STYLE BLOCK
- LOVELY SOUTH WESTERLY OUTLOOKS
- SPLENDID 20' X 18'5 SITTING/DINING
- 12' FITTED KITCHEN
- SOUTH LEATHERHEAD LOCATION
- NO CHAIN

Description

A beautifully presented and spacious (834 sq.ft.) two double bedroom top floor mansion apartment forming part of this impressive Victorian mansion style building set in mature parkland grounds.

This elegant apartment features a splendid double aspect L-shaped 20' x 18'5 sitting/dining room which enjoys distant South Westerly outlooks with 13' high ceilings.

The good sized fitted kitchen with window is well laid out with a range of based units, eye level cabinets and integrated appliances.

Both bedrooms are double bedrooms; the principal bedroom has fitted wardrobes and en-suite shower whilst the second double bedroom is served by a family bathroom.

The property which is offered with no chain is in excellent order throughout also benefits from two two allocated car parking spaces and 101 year unexpired lease.

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| Tenure | Leasehold |
| EPC | C |
| Council Tax Band | F |
| Lease | 125 years from 1st January 2021 |
| Service Charge | £3260 for the current year. |
| Ground Rent | £200 p.a. for the y/e 31.12.2026, increasing to £400 p.a. to 31.12.2051, £800 p.a. to 31.12.2076, £1200 p.a. to 31.12.2101 and the £1600 p.a. for the remainder. |



Situation

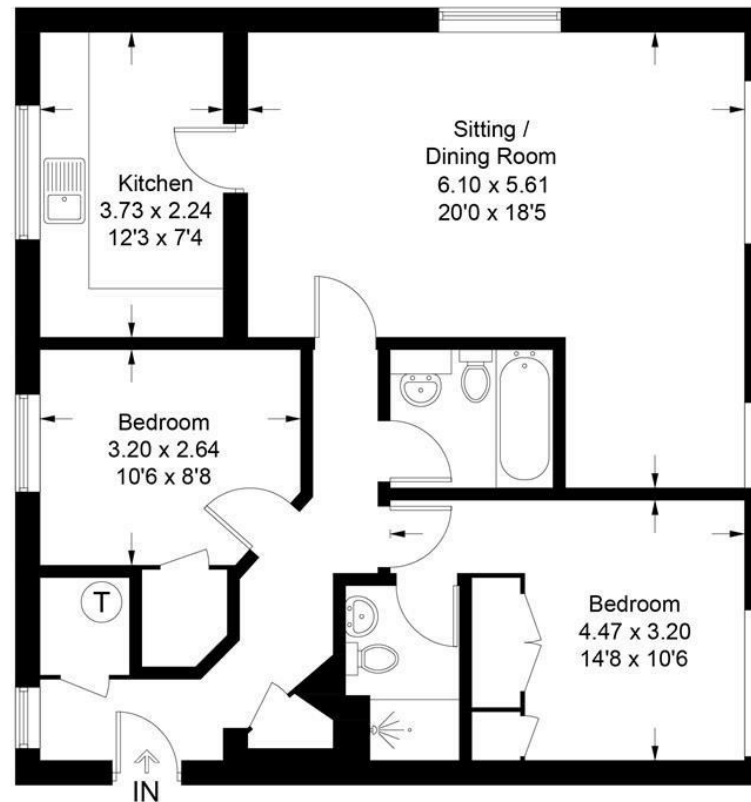
Located on the very popular south side of Leatherhead, this lovely apartment is located within walking distance of the town centre, Waitrose, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsends School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft



Second 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. (ID1218419)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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