



 **patrick
gardner**
RESIDENTIAL

10 Minchin Close, Leatherhead, Surrey, KT22 8BH

Price Guide £349,950



- FIRST FLOOR MAISONETTE
- FITTED KITCHEN
- SEPARATE W.C.
- RESIDENTS' PARKING
- DOUBLE GLAZING & GAS FIRED HEATING
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- PRIVATE GARDEN
- SHORT WALK OF TOWN & RIVER
- LONG LEASE 121 YEARS REMAINING & LOW OUTGOINGS

Description

This purpose built first floor maisonette (with it's own front door and garden) is located in an established residential cul-de-sac which is positioned just up from the picturesque River Mole and yet within 2 minutes' walk of the town centre.

There are 2 double bedrooms, a spacious living room with a lovely outlook to the front and a separate kitchen. The bathroom has a modern white suite and a window and conveniently there is a separate w.c.

Other benefits include double glazing and gas central heating.

Residents' permit parking is available at a cost (as at June 2025) of £84 for the first permit issued to a household and £104 for a second permit.

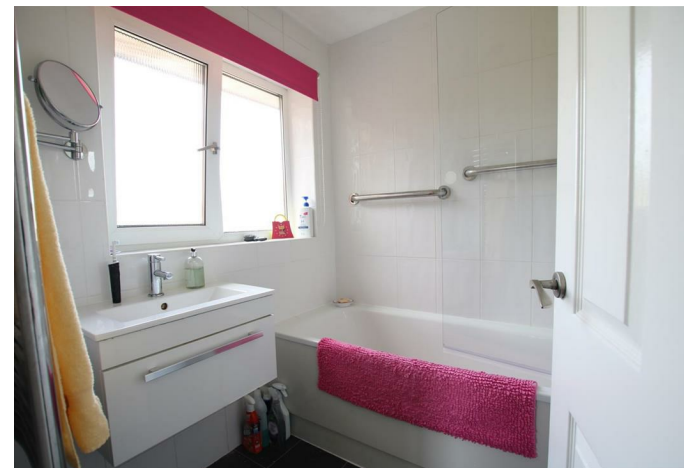
Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	189 years from 24th June 1957
Service Charge	Nil
Ground Rent	£100 p.a. rising in 2057 to £150 p.a.

Situation

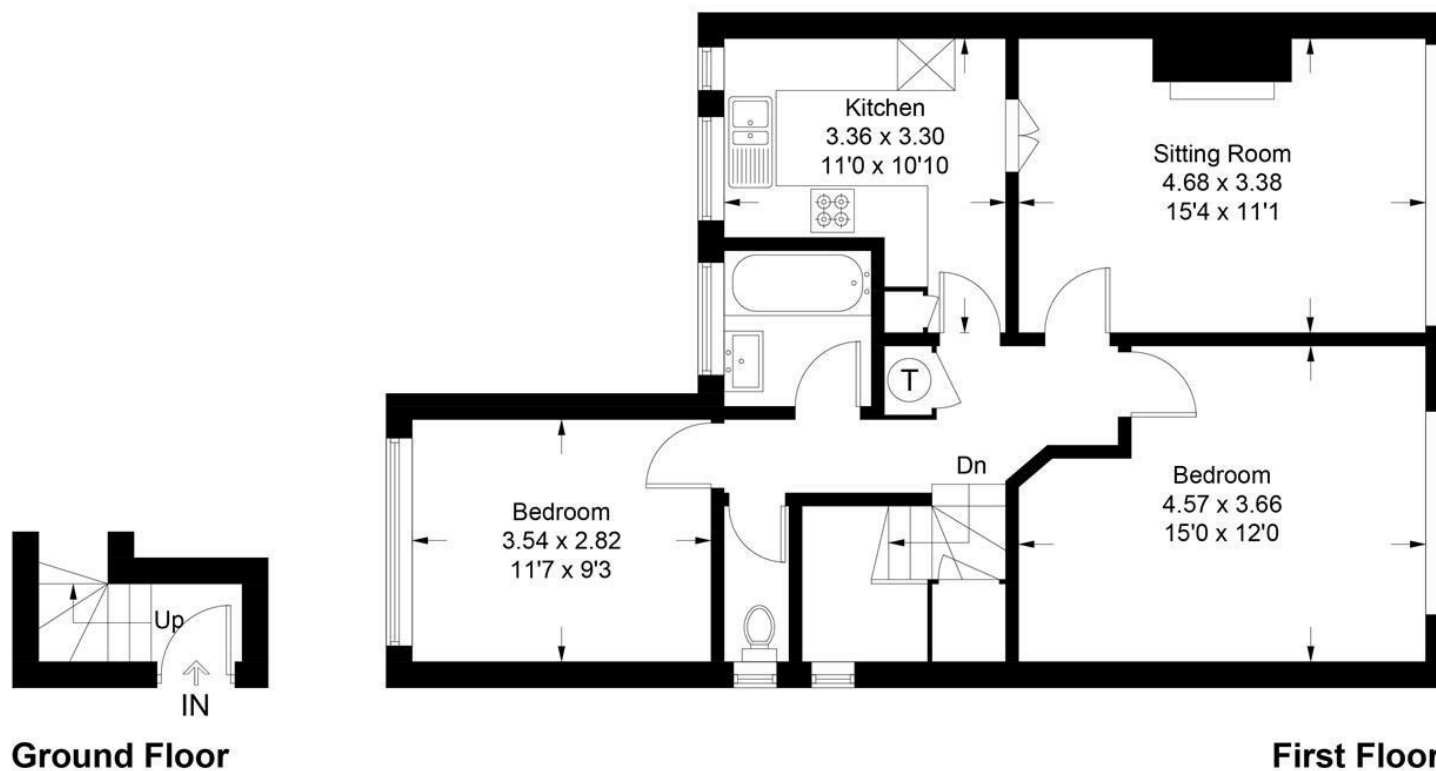
Located on the very popular South side of Leatherhead, Minchin Close is within walking distance to the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned ideal for walking, cycling and riding. There is plentiful outdoor pursuits for families at Bocketts Farm, Norbury Park, Denbies Wine Estate and Polesden Lacy.



Approximate Gross Internal Area = 70.7 sq m / 761 sq ft



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. (ID1212237)

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