12 Linden Court, Leatherhead, KT22 7JG

Price Guide £375,000

- SUPERB MAISONETTE
- LARGE SITTING ROOM
- BALCONY
- SHORT WALK TO TOWN AND STATION
- LOW GROUND RENT & SERVICE CHARGES
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- GARAGE + RESIDENTS PARKING
- LONG LEASE
- 918 SQ.FT.

Description

This exceptional split-level maisonette has been beautifully renovated to a luxurious standard throughout, offering a perfect blend of contemporary style, space and convenience just moments from Leatherhead High Street.

Flooded with natural light, the property spans an impressive 918 sq. ft. and showcases high-end finishes, including sleek LVT flooring and a sophisticated, modern aesthetic throughout. The home benefits from its own private entrance, creating a real sense of exclusivity.

The first floor opens into a stunning, open-plan living and entertaining space, designed with both comfort and style in mind. The bespoke, newly fitted kitchen features integrated appliances, a stylish cooking peninsula and ample space for dining, seamlessly flowing into a dining space and the bright living area. Built-in ceiling speakers provide an immersive surround sound experience, while doors lead out to a private balcony—perfect for relaxing or entertaining.

Upstairs, the top floor hosts two generously sized double bedrooms, both beautifully presented, with built in wardrobes, alongside a contemporary family bathroom finished to a high standard.

Externally, the property is set within well-maintained communal gardens and further benefits from a private garage in, additional residents' parking, and the rare advantage of a long lease.

This is well looked after home is ideal for buyers seeking stylish, low-maintenance living in a prime central location.

Situation

Linden Court is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and Leatherheads mainline station.

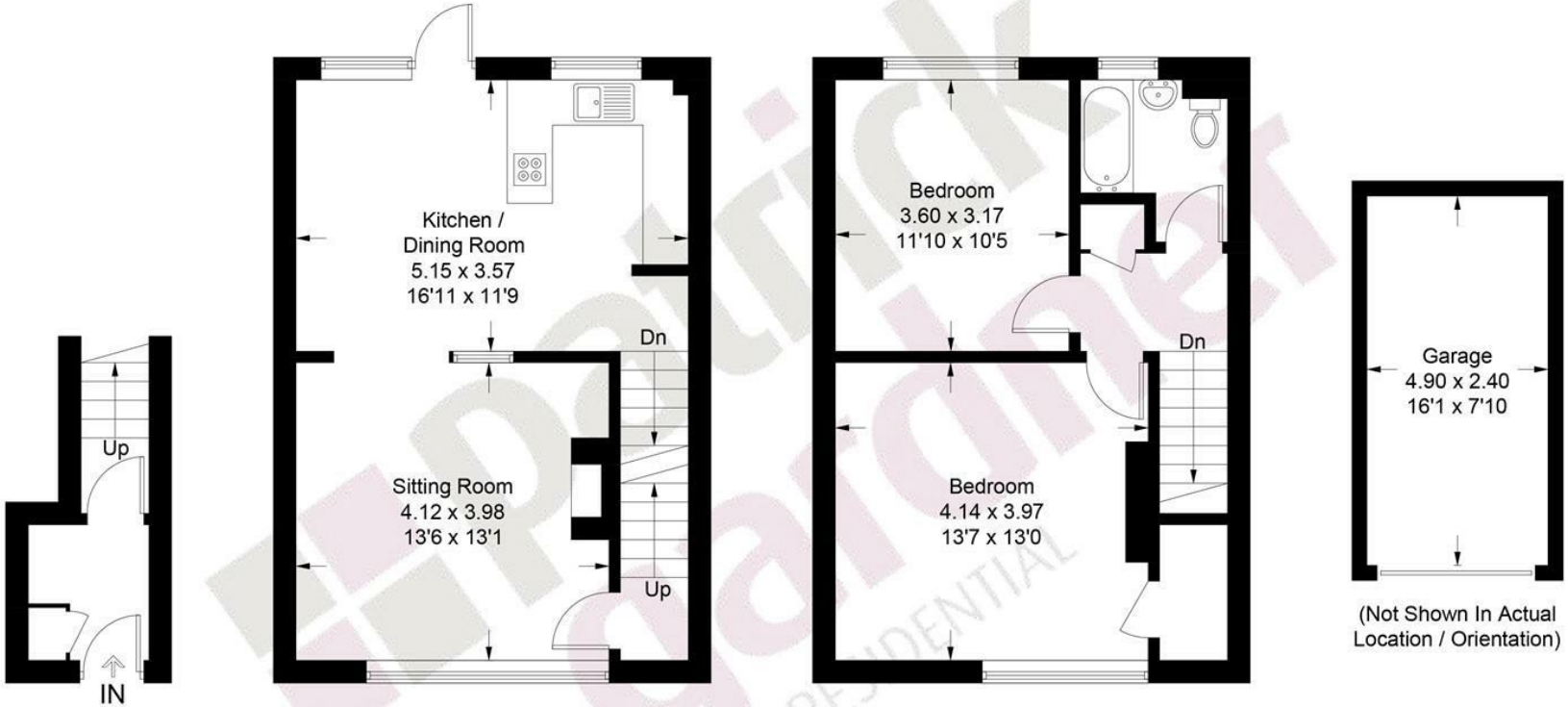
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

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 offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 year lease from 1960
Service Charge	£580 pa
Ground Rent	£17.00 pa

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 97.1 sq m / 1045 sq ft



Ground Floor **First Floor** **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. (ID1304550)

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