



35 Minchin Close, Leatherhead, Surrey, KT22 8BH

Price Guide £225,000



- CASH BUYERS ONLY (34 YEAR LEASE)
- SOUTHERLY ASPECT
- GROUND FLOOR
- GAS CENTRAL HEATING
- RESIDENTS PARKING
- PRIVATE GARDEN
- CLOSE TO TOWN & STATION
- TWO BEDROOMS
- NO SERVICE CHARGES
- GARAGE

Description

This lovely ground floor maisonette is located just a short walk from the town centre and the mainline train station. With the river Mole just down the road there are beautiful walks along the river.

The property enjoys own private garden to front and rear with the rear having the benefit of a sunny south-east aspect. Residents permit parking (max. two cars) via MVDC - £80 pa for the first car and £100 pa for a second car. The property will require modernisation and is offered with a 34 year lease, so cash buyers only. End of chain.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	99 Years from 1957 (34 years remaining)
Ground Rent	£12.70 per annum



Situation

Leatherhead town offers a comprehensive range of shopping facilities including Swan Shopping Centre, boutique coffee shops, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

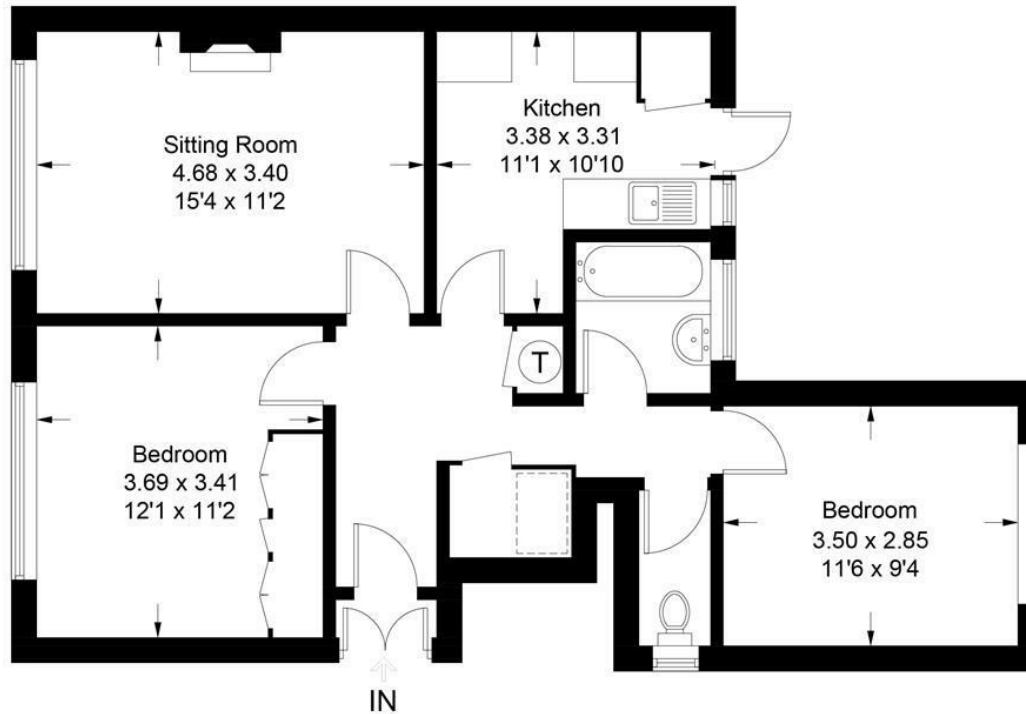
The main line railway station offers fast and frequent services north to London termini and south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and the newly opened Beaverbrook Luxury Private Members Club with its world class golf course set in 400 acres.

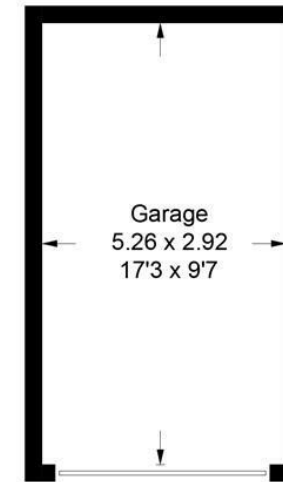


Approximate Gross Internal Area = 65.3 sq m / 703 sq ft
Garage = 15.2 sq m / 164 sq ft
Total = 80.5 sq m / 867 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual
Location / Orientation)

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.

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