15, Durham Court, Belmont Road, Leatherhead, Surrey, KT22 7ER

Price Guide £179,950

- SUPERB TOP FLOOR STUDIO
- POTENTIAL TO CONVERT INTO A ONE BEDROOM APARTMENT SUBJECT TO PERMISSION
- RESIDENTS PARKING
- WELL MAINTAINED BUILDING
- LONG LEASE
- MODERN KITCHEN/BATHROOM
- 17'4 x 12'9 BED/SITTING ROOM
- NO CHAIN
- SHORT WALK TO TOWN
- PEPPERCORN GROUND RENT

## Description

This modern and spacious (390 sq.ft) top floor studio apartment enjoys lovely outlooks, long lease, and resident parking.

The property has been recently refurbished, the accommodation including a reception hall with useful cupboard space, good sized (17'4 x 12'9) sitting/bedroom enjoying lovely outlook from wide square bay window, modern fitted kitchen with window and modern shower room.

Externally is a rear communal garden and residents parking. No Chain

## Situation

Just a short walk away is Leatherhead's town centre offering a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, library, Waitrose and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are bus routes to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a footpath/cycle path along the River Mole and into Dorking and In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

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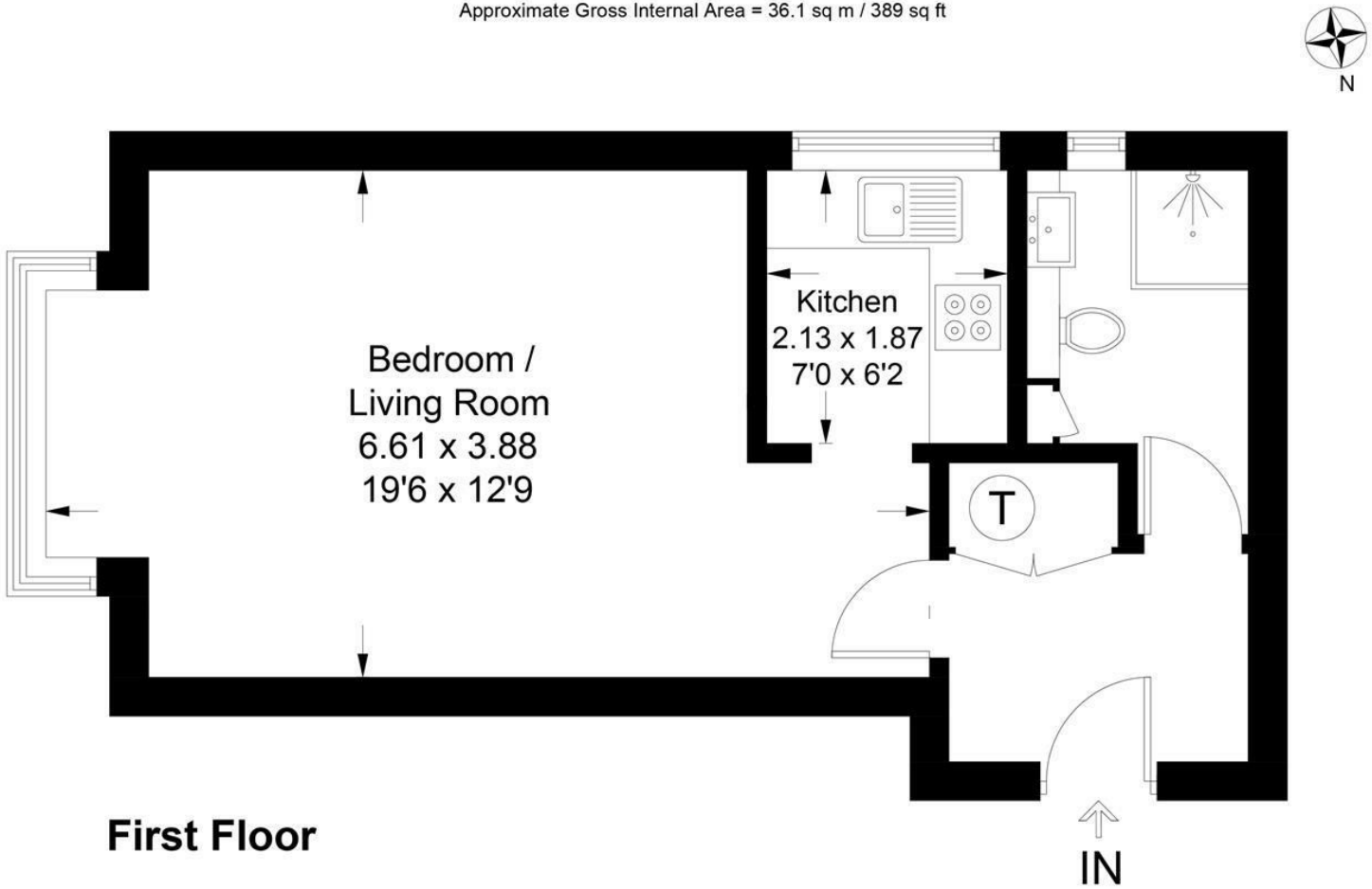
| Tenure | Leasehold |
| EPC | D |
| Council Tax Band | B |
| Lease | 189 years from 24th June 1983 |
| Service Charge | £1,269.48 for y/e 24.12.25 (paid quarterly) |
| Ground Rent | £0.00 |

Approximate Gross Internal Area = 36.1 sq m / 389 sq ft




**First 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. (ID1213749)

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