



Boleyn Walk, Leatherhead, Surrey, KT22 7HU

£239,950 Leasehold

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- FIRST FLOOR MAISONETTE
- SITTING/DINING ROOM
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- ONE DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- LONG LEASE
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO CHAIN
- SHORT WALK TO STATION
- EPC **C** & Council Tax Band **C**

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

The Property

This first floor maisonette is situated just a few minutes walk from Leatherhead station whilst enjoying a long lease and no service charges.

The property has a spacious layout (508 sq.ft), has its own entrance and an allocated parking space. The property is an ideal first time buy or investment opportunity. The property is located within two/three minutes' walk of the main line railway station and Leatherhead town centre is situated just over half a mile away.

Lease 999 years from 20th August 1979 Service charge - Split cost with the ground floor maisonette
Ground Rent - Peppercorn

Approximate Gross Internal Area = 47.2 sq m / 508 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.



PGL6026

