40 Beechwood Park, Leatherhead, Surrey, KT22 8NL

Price Guide £450,000

- OCTAGON BUILT GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- WOODLAND PRIVATE ESTATE
- GARAGE AND RESIDENTS PARKING
- PRIVATE PATIO
- TWO NEWLY FITTED SHOWER ROOMS
- 20' x 12' DOUBLE ASPECT SITTING ROOM
- 999 YEAR LEASE + SHARE OF FREEHOLD
- SOUGHT AFTER LOCATION

Description

Offering 1082 sq.ft.incl.gge, this stylish apartment and has been modernised within the current ownership to include two new shower rooms and a new kitchen. There are two double bedrooms and a lovely double aspect 20'6 x 12'10 sitting room with French doors to an adjoining private patio overlooking the gardens.

Set in a quiet and peaceful cul-de-sac setting on the highly regarded low rise Beechwood Park Private Estate, this ground floor apartment (with patio) is surrounded by delightful landscaped grounds with lit paths, shaped lawns and many specimen mature trees. There is ample visitor and residents parking, the garage to the property is just a few yards away in small block.

The Residents of Beechwood Park have created the Beechwood Park Management Company. Includes building insurance, exterior painting every 4/5 years, roof and gutters maintained, full time gardener, street maintenance and lighting, regular window cleaning, emergency (specified plumbing/electrical) cover with SES Water.

Situation

Beechwood Park is situated off Highlands Road in South Leatherhead, walking distance to the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station.

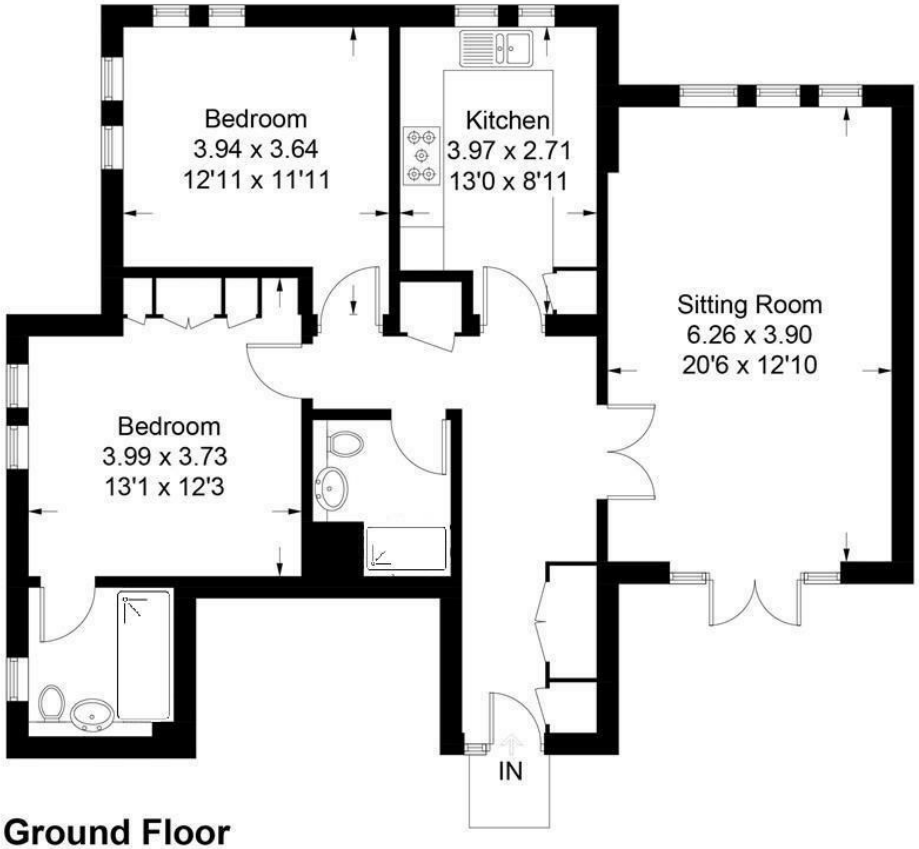
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

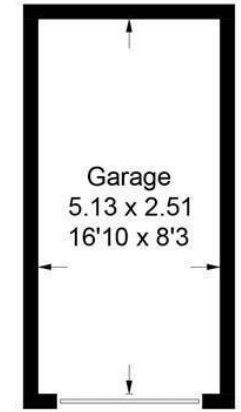
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

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 + Share of Freehold
EPC	C
Council Tax Band	E
Lease	999 Years from 1985
Service Charge	£1980.00 pa (£160 per month)
Ground Rent	£0.00 pa

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 100.5 sq m / 1082 sq ft





(Not Shown In Actual Location / Orientation)

Ground 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. (ID664299)

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