



6 Cedar House Park View Road, Leatherhead, KT22 7GB

Price Guide £245,000



- FIRST FLOOR APARTMENT
- TWO BATHROOMS
- FITTED KITCHEN
- NO CHAIN
- BALCONY
- TWO DOUBLE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- ALLOCATED PARKING SPACE
- 131 YEAR UNEXPIRED LEASE
- WALKING DISTANCE TO STATION

Description

This delightful first floor apartment is situated at the end of a cul-de-sac enjoying a private rear outlook whilst internally has a bright and spacious accommodation making an ideal first time buy or investment opportunity.

Redecorated throughout, the accommodation includes two double bedrooms, two bathrooms, fitted kitchen, triple aspect lounge/dining room and hall with cloak/store cupboard. Features include door from the lounge to a private decked balcony and an allocated parking space just a few yards away.

Conveniently for a purchaser there is a 131 year unexpired lease and no onward chain.

The photos are shown with virtually staged furniture.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	150 Years from 1st February 2006
Service Charge	£3,095.53 (01.10.25 - 30.09.26)
Ground Rent	£300 per annum reviewed every 21 years

Situation

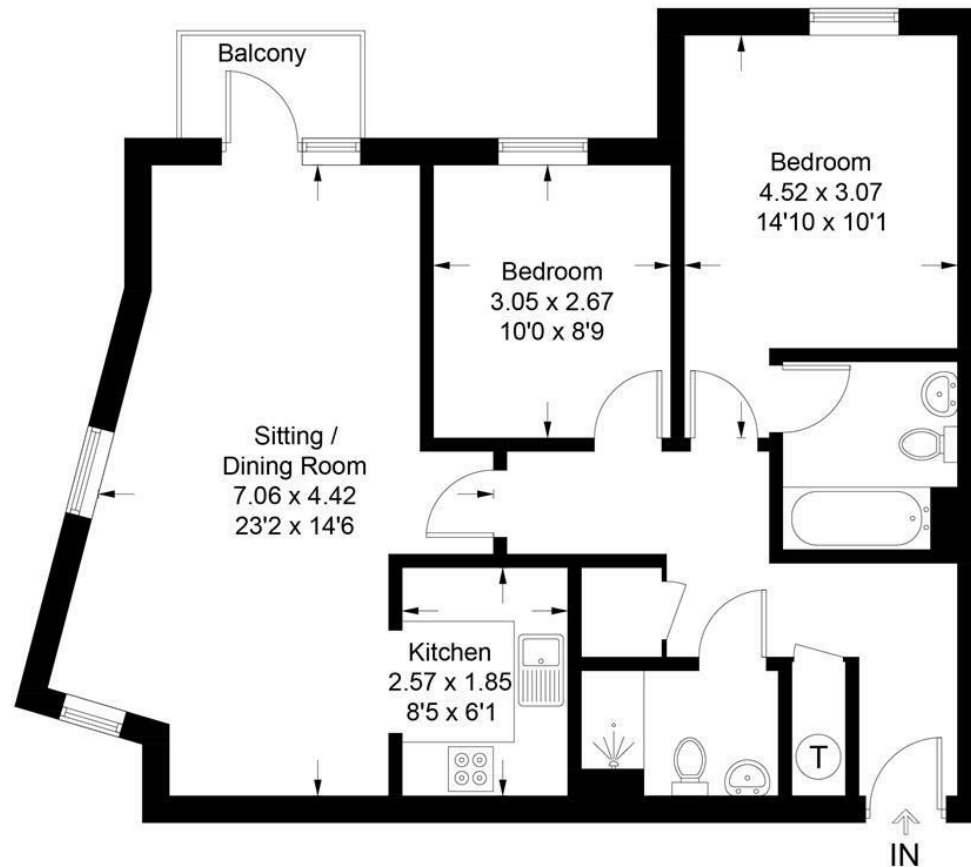
Park View Road is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitnesss Gym and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

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 ideal for walking, cycling and riding. There is plentiful outdoor pursuits for families at Bocketts Farm, Norbury Park, Denbies Wine Estate and Polesden Lacy.



Approximate Gross Internal Area = 70.7 sq m / 761 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. (ID1159716)

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