



Flat 34, Sheridan House Highbury Drive, Leatherhead, KT22 7UN

Price Guide £290,000



- TOP FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- SEPARATE FAMILY BATHROOM
- SOLAR PANELS
- APPROX 0.3 MILES TO LEATHERHEAD STATION
- STUNNING VIEW
- ENSUITE SHOWER ROOM
- NO CHAIN
- ALLOCATED PARKING SPACE
- CLOSE TO LEATHERHEAD TOWN CENTRE

## Description

Set on the top floor of a popular development, this beautifully presented two double bedroom apartment with allocated parking and balcony offers a fantastic opportunity for buyers seeking stylish, low-maintenance living in the heart of Leatherhead.

The apartment comprises two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room and a walk-in wardrobe a real luxury rarely found at this level. The second double bedroom is served by a separate, well-appointed family bathroom.

At the heart of the home is a spacious open-plan kitchen/living/dining room, thoughtfully designed with sleek fitted units and a range of built-in appliances, creating a sociable space perfect for both everyday living and entertaining. Sliding doors lead out onto a private balcony, where residents can enjoy stunning, uninterrupted views over Norbury Park a wonderful spot to relax and take in the scenery at any time of day.

As one of the top floor apartments, this home also benefits from exclusive use of the roof-mounted solar panels, helping to reduce running costs a valuable and unusual feature for a flat of this kind.

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| <b>Tenure</b>           | Leasehold                                       |
| <b>EPC</b>              | C                                               |
| <b>Council Tax Band</b> | D                                               |
| <b>Lease</b>            | 125 years from 01/10/2005 (104 years remaining) |
| <b>Service Charge</b>   | £2,900                                          |
| <b>Ground Rent</b>      | £250 (Increases £250 every 25 years)            |



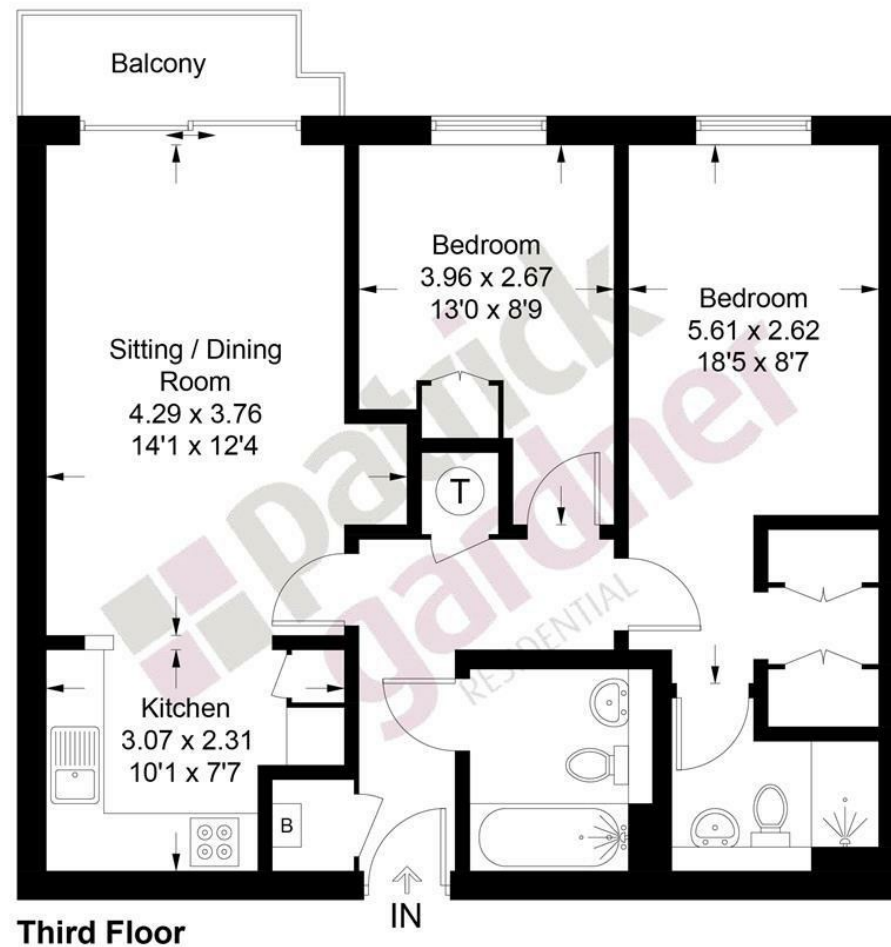
## Situation

Sheridan House enjoys an enviable position on Highbury Drive, just a few minutes' walk from Leatherhead train station and is one of the closest residential addresses to the station in the whole town. From here, commuters benefit from fast and frequent services, with around six trains an hour into central London, journeys to London Waterloo taking approximately 45 minutes and London Victoria around 54 minutes. Guildford is also easily reached in about 26 minutes, making this an ideal base for commuters in multiple directions.

Leatherhead town centre is roughly half a mile away, an easy stroll along attractive residential streets. The town's pedestrianised high street offers a good mix of well-known retailers and independent shops, cafés and restaurants, along with a traditional street market held on Thursdays and Saturdays. The Leatherhead Theatre provides a cultural hub for the town, combining a cinema and arts centre under one roof, while the historic town itself dates back over a thousand years, having grown up beside a ford on the River Mole.

For those who enjoy the outdoors, Leatherhead sits at the edge of the beautiful Surrey Hills, offering superb walking, cycling and countryside access just a short distance from the doorstep, while remaining conveniently close to the M25 for wider road connections.

Approximate Gross Internal Area = 65.8 sq m / 708 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. (ID1326303)

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