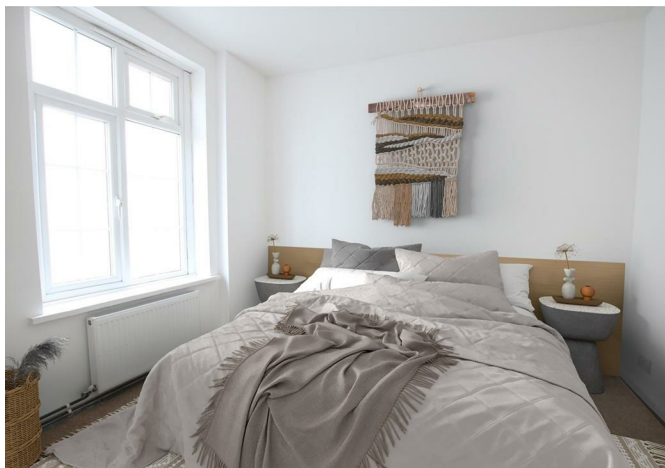




Flat 8 Elm Road, Leatherhead, KT22 8AP

Price Guide £189,500



- NO CHAIN
- SHARE OF FREEHOLD
- FITTED KITCHEN
- INCENTIVES FOR QUALIFYING BUYERS *
- TOWN CENTRE LOCATION
- ONE BEDROOM APARTMENT (466 SQ.FT)
- LONG LEASE (231 Years Unexpired)
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- CLOSE TO TRAIN STATION

Description

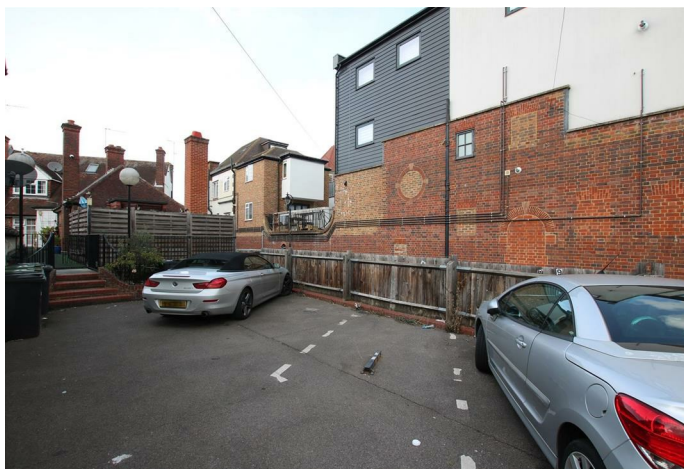
Chain free - This share of freehold, light and spacious (466 sq.ft) first floor apartment enjoys a town centre location, a long lease and allocated parking.

The accommodation includes a reception hall, double bedroom, open plan sitting room/kitchen (22'5 x 14'2) enjoying pleasant outlook from wide bay window, modern fitted kitchen with built in appliances and white bathroom suite. Externally is an allocated parking space.

*The seller will contribute up to £5,000 towards furniture (this must be cleared with your lender), speak to agent to find out more.

Photos of the bedroom and living area are virtually staged

Tenure	Leasehold - Share of Freehold
EPC	C
Council Tax Band	B
Lease	231 Years Remaining
Service Charge	£990 (Estimated 2025-2026)
Ground Rent	£25 for flat and £25 for parking space



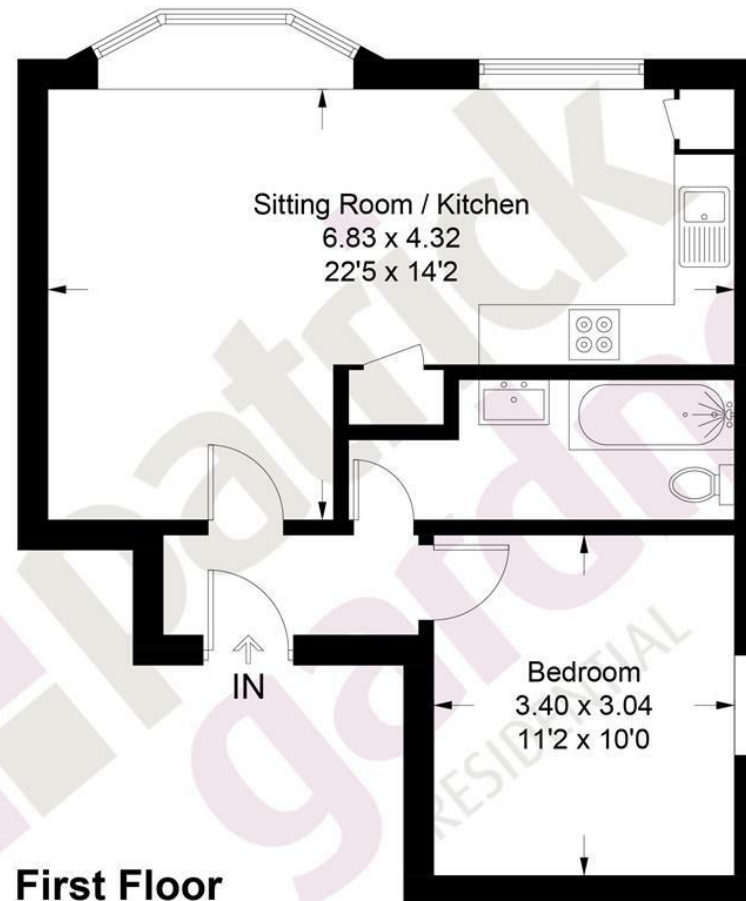
Situation

Leatherhead town offers a comprehensive range of shopping facilities, theatre, Waitrose Local 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 separate branch lines south 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. The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford.

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.

Approximate Gross Internal Area = 43.3 sq m / 466 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. (ID1241313)
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