



**patrick
gardner**
RESIDENTIAL

6 Harpers House Challenge Court, Leatherhead, Surrey, KT22 7UP

Price Guide £320,000



- 100% OWNERSHIP
- LIFT ACCESS
- SPACIOUS LOUNGE/DINING ROOM
- FITTED KITCHEN WITH APPLIANCES
- BALCONY
- LOVELY VIEWS
- SECURE ALLOCATED PARKING
- 2 DOUBLE BEDROOMS
- ELECTRIC GATED ENTRANCE
- CLOSE TO TRAIN STATION

Description

This beautifully appointed first floor apartment includes a lovely open plan living room/kitchen area with door opening onto a spacious balcony which enjoys a delightful outlook over open fields.

Approached by an electric gated entrance and located at the end of a cul de sac, there is an undercover parking area with allocated space and a security phone to the communal entrance. This light and spacious accommodation has the benefit of gas central heating and double glazing and includes lounge/dining room leading to superb fitted kitchen with integrated appliances and two double bedrooms, ensuite and family bathroom.

Energy conscious buyers will be pleased to note the high energy rating.



Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, 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.

There is a wide range of quality private and state schooling in the general area including for older children, St Andrew's RC School and Therfield Secondary School.

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.

Tenure

Leasehold

EPC

B

Council Tax Band

C

Lease

121 Years Remaining

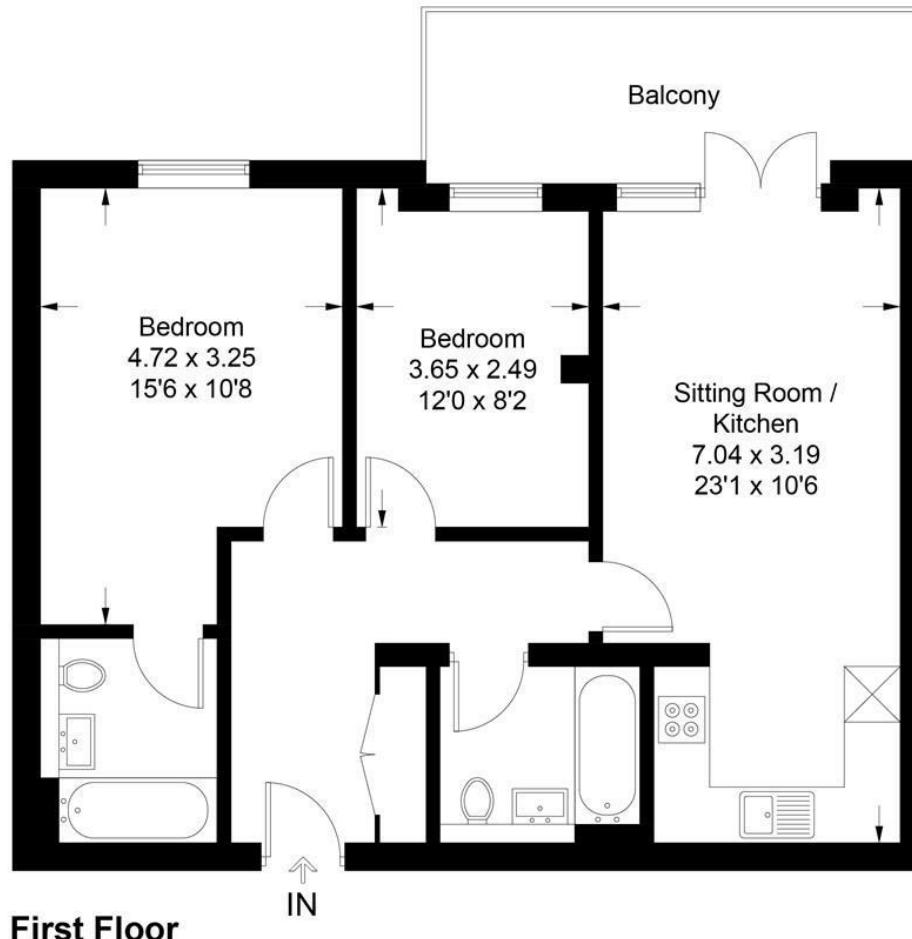
Service Charge

£188.22 per month

Ground Rent

Peppercorn

Approximate Gross Internal Area = 64.3 sq m / 692 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. (ID1199315)

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