



Flat 1, Grantham House 11-15 North Street, Leatherhead, KT22  
7AX

Price Guide £315,000



- SUPERB APARTMENT (862 SQ.FT + LARGE TERRACE)
- SECURE UNDERGROUND PARKING
- BEDROOM WITH E/S SHOWER ROOM
- LONG LEASE - APPROX 188 YRS
- TOWN CENTRE
- LIFT ACCESS
- PRIVATE ENTRANCE HALL
- SECOND BEDROOM & BATHROOM
- LIVING ROOM/KITCHEN
- SHORT WALK TO STATION

## Description

This 2 bedroom first floor apartment is situated in a convenient central location in Leatherhead and is just a short walk to the train station.

The accommodation comprises of an inviting entrance hall with space for coats and shoes, a good sized main bedroom with an ensuite shower room as well as a second bedroom that's served by a family bathroom. The living room offers ample space for sitting and dining and the kitchen area offers an array of fitted base and eye level units and integrated appliances. A particular feature of this flat is its large roof terrace where 'al fresco' entertainment can be enjoyed.

Further benefits include double glazing, gas central heating, a video entry phone system for the communal front door, underground parking space and also a private lockable basement store.



## Situation

Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets and specialist shops.

Foodies are well catered for, with a varied selection of cafes, bars and restaurants. Leatherhead is superbly connected and is perfectly placed for travel to London by road and rail, with regular trains to London Waterloo and Victoria. Junction 9 (Leatherhead) of the M25 gives ready access to both Heathrow & Gatwick International airports.

### Tenure

Leasehold

### EPC

C

### Council Tax Band

D

### Lease

186 Years remaining

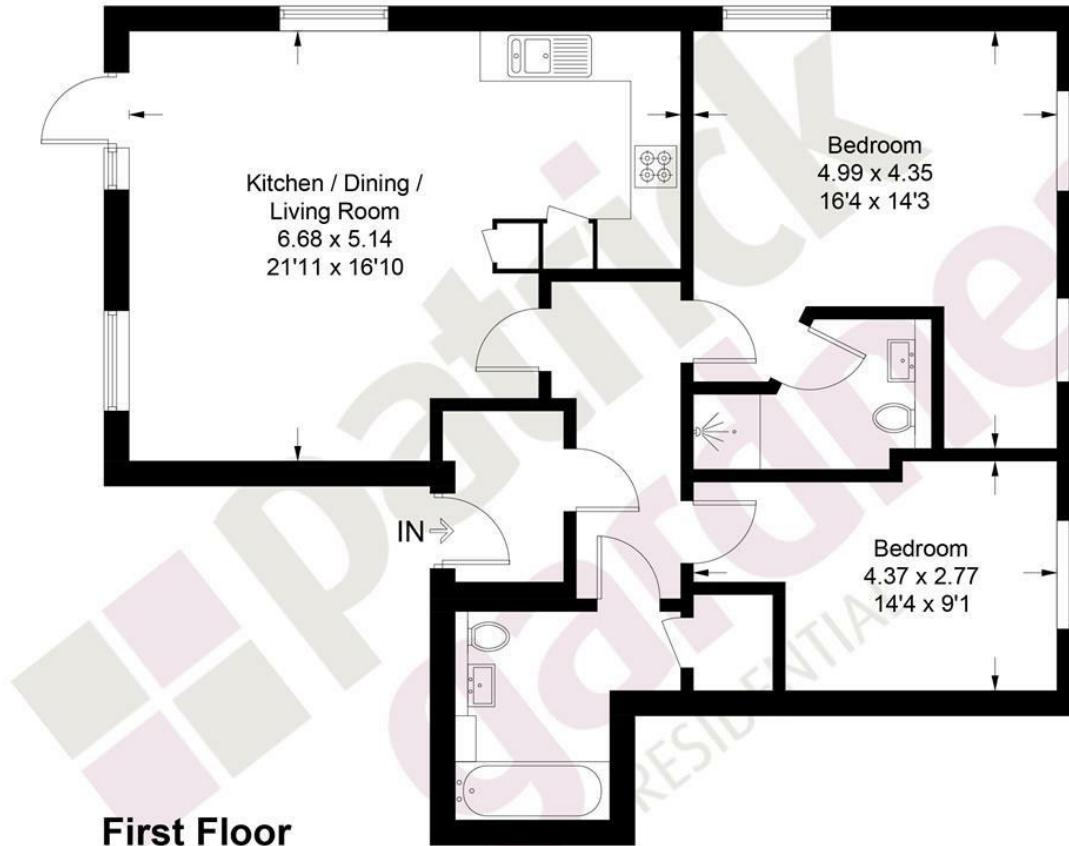
### Service Charge

£3,524.20 p.a. (£1,762.10 for 1.1.26 - 30.6.26)

### Ground Rent

£100

Approximate Gross Internal Area = 80.1 sq m / 862 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. (ID1195195)

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