



14 Cressal Mead, Leatherhead, Surrey, KT22 7EA

Price Guide £265,000



- SPACIOUS TOP FLOOR APARTMENT
- KITCHEN WITH VIEWS TOWARDS THE TOWN
- MODERN BATHROOM
- OUTSIDE STORAGE CUPBOARD
- NO CHAIN
- TWO BEDROOMS
- GOOD SIZED SITTING ROOM
- DOUBLE GLAZING
- AMPLE ON STREET PARKING
- WALKING DISTANCE FROM STATION AND TOWN CENTRE

## Description

A light and spacious top floor two bedroom flat ideally positioned near the centre of the town. The property which is ideal for investment or first time buyers features double glazing, ample parking and views towards the town from the kitchen.

The accommodation includes an inviting entrance hall with new wood effect flooring, two double bedrooms with the principal having built in storage, a generously sized sitting room, family bathroom and kitchen with fitted units and space for appliances as well a new wood effect flooring.

Other features include new carpet in both bedrooms and the sitting room and the whole flat has been redecorated.

<b>Tenure</b>	Leasehold
<b>EPC</b>	E
<b>Council Tax Band</b>	C
<b>Lease</b>	125 Years from 17 Oct 1983 (82 Years Remaining)
<b>Service Charge</b>	£664.08
<b>Ground Rent</b>	£10

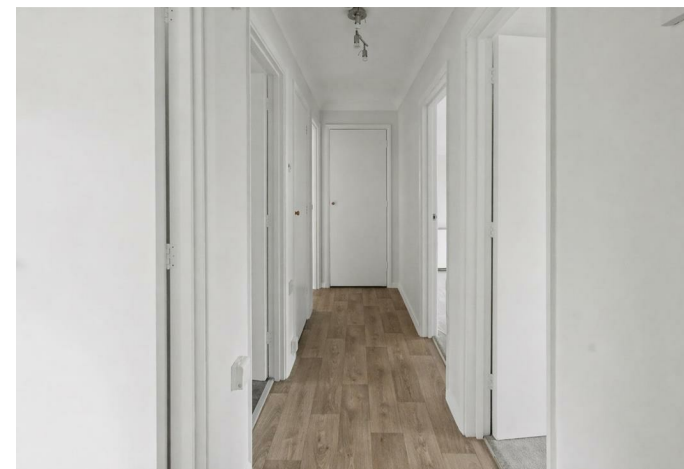
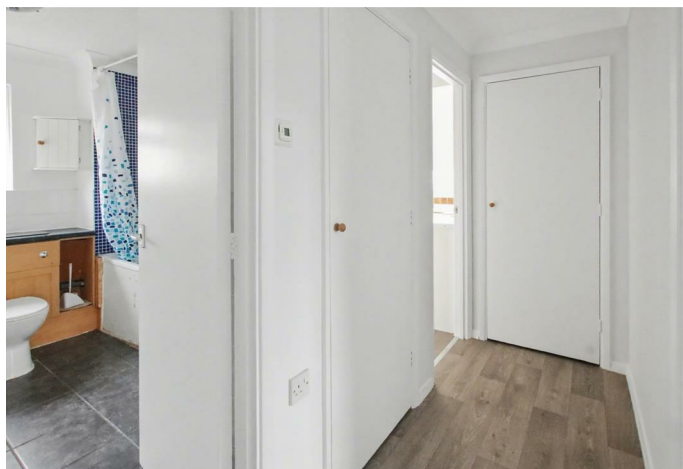
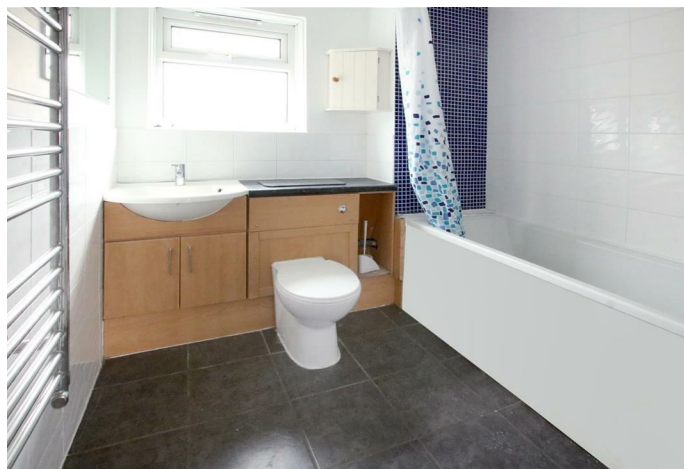
## Situation

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. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

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. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.



Approximate Gross Internal Area = 57.6 sq m / 620 sq ft



## Second 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. (ID1288679)

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