Flat 2, The Coach House, 24 Bridge Street, Leatherhead, KT22 8BX

Price Guide £275,000

- MODERN FIRST FLOOR FLAT
- 507 SQ.FT.
- NEW KITCHEN (NO WHITE GOODS INCL.)
- LARGE SITTING/DINING ROOM
- TOWN CENTRE
- * NEW 999 YEAR LEASE + £0.00 GR
- ALLOCATED PARKING SPACE
- NEW SHOWER ROOM
- LARGE DOUBLE BEDROOM
- NO CHAIN

Description

Built in the mid to late eighty's, The Coach House is an attractive replica of an existing building forming two one bedroom flats.

Flat 2 The Coach House is the first floor flat and has a been recently refurbished to include new electric consumer unit with rewiring to bathroom and kitchen, new radiators, new kitchen (no white goods included), new shower room and new carpets as well and being redecorated throughout. This bright, modern and spacious property includes a lovely double aspect sitting/dining room, large double bedroom, fitted kitchen and modern shower room.

Outside, there is an allocated parking space.

* The current lease of 62 years will be surrendered, the flat will be sold with the benefit of a new 999 year lease with £0.00 ground rent which will be assigned to the new purchaser on completion.

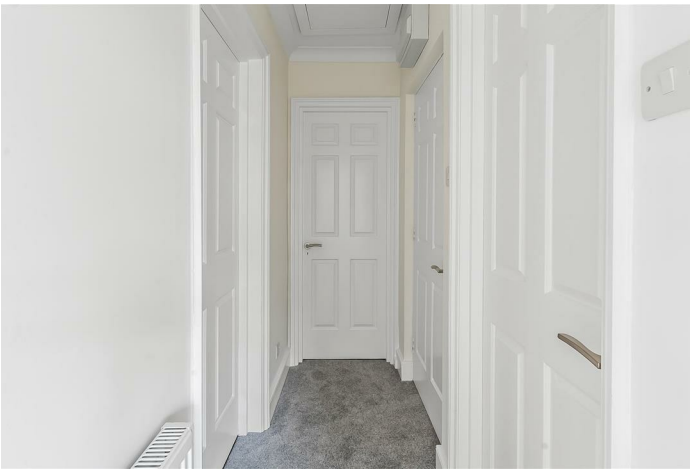
Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	New 999 Years from 2026
Service Charge	Cost of any outside maintenance is a shared with ground floor flat.
Ground Rent	£0.00
Buildings Insurance	£250 pa

Situation

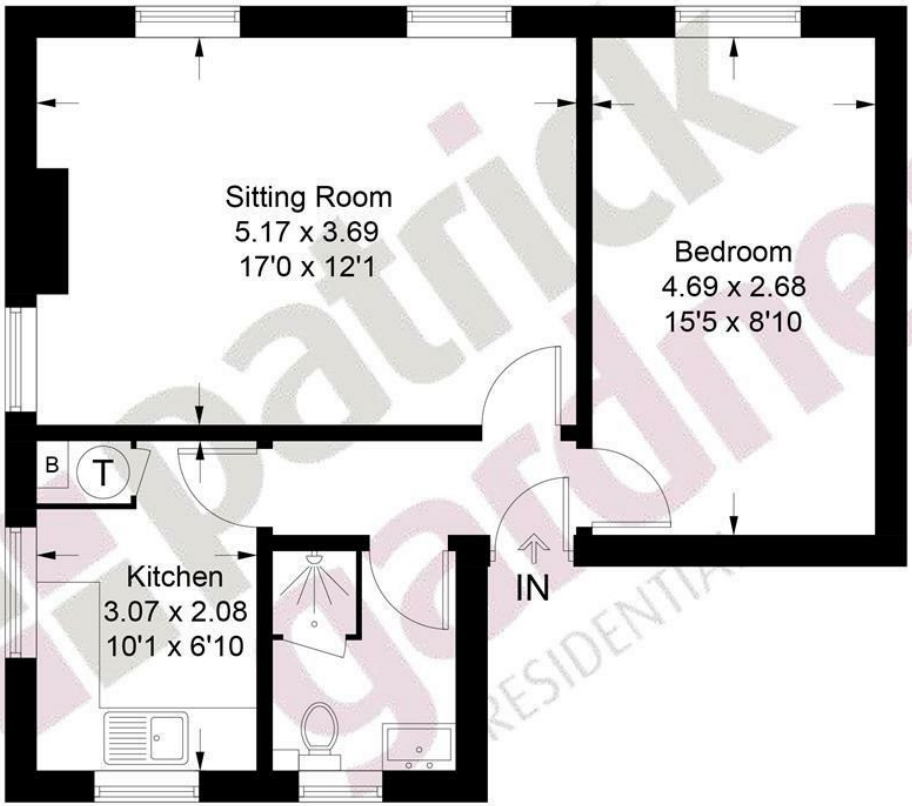
The Coach House is within a short walk of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station. Leatherhead town centre offers a variety of shops including a Boots, TG Jones and Sainsbury's in the part covered Swan Shopping Centre.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.



Approximate Gross Internal Area
47.1 sq m / 507 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. (ID1280996)

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