



19 Russell Court, Leatherhead, KT22 8AR

Price Guide £339,950



- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- SITTING ROOM
- GOOD SIZED BATHROOM
- SHARE OF FREEHOLD
- OWN PRIVATE GARDEN
- STONES THROW FROM TOWN
- MODERN FITTED KITCHEN
- REWIRED (2020) + GAS CENTRAL HEATING
- NO CHAIN

Description

This superb ground floor maisonette is situated in a much sought after development which is a minutes walk from Waitrose, the Library, boutique coffee shops, Church and Theatre.

A private front door open to a good sized hall with useful storage cupboard. There are two large double bedrooms (one with fitted wardrobes), bathroom with white suite, modern fitted kitchen and sitting room with double doors to own private decking.

Rewired in 2020 and with a current gas safety certificate, the property is offered with no onward chain.

Tenure	Leasehold + a Share of the Freehold
EPC	D
Council Tax Band	C
Lease	999 Years from 24th June 1960
Service Charge	£1,474 pa
Ground Rent	£12 pa

Situation

Russell Court is a very popular location offering much convenience to Leatherhead High Street, the 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.

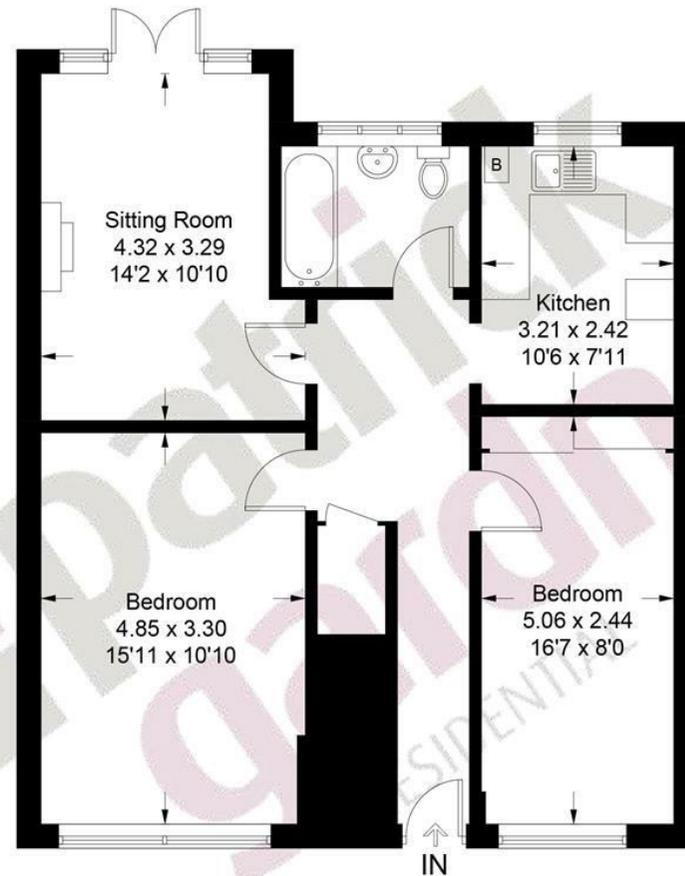
The main line railway station is just 10 minutes walk and offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsends Prep 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, Denbies Wine Estate and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



Ground 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. (ID1281525)
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