



 **patrick
gardner**
RESIDENTIAL

8 Copperfield Court, Leatherhead, KT22 7LD

Price Guide £310,000



- 744 SQ FT GROUND FLOOR FLAT
- LEASE - 946 YEARS REMAINING
- ELECTRIC HEATING
- RESIDENTS PERMIT PARKING
- GARAGE

- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- BUILT IN KITCHEN APPLIANCES
- WINDOWS NEW IN 2022
- CLOSE TO MAINLINE STATION

Description

This well-presented ground floor flat offers a generous 744 square feet of living space and is ideal for those seeking a comfortable, low-maintenance home.

The property features a large and welcoming entrance hall with two storage cupboards providing a great first impression and easy access to each room. There are also two good-sized bedrooms and a family bathroom, along with a modern kitchen complete with built-in appliances.

New windows were fitted in 2022 and heating is provided by an efficient electric system.

Outside there is residents permit parking and garage situated in an adjacent covered block offering both convenience and extra storage space.

Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	946 Years Remaining
Service Charge	£1534
Ground Rent	£0



Situation

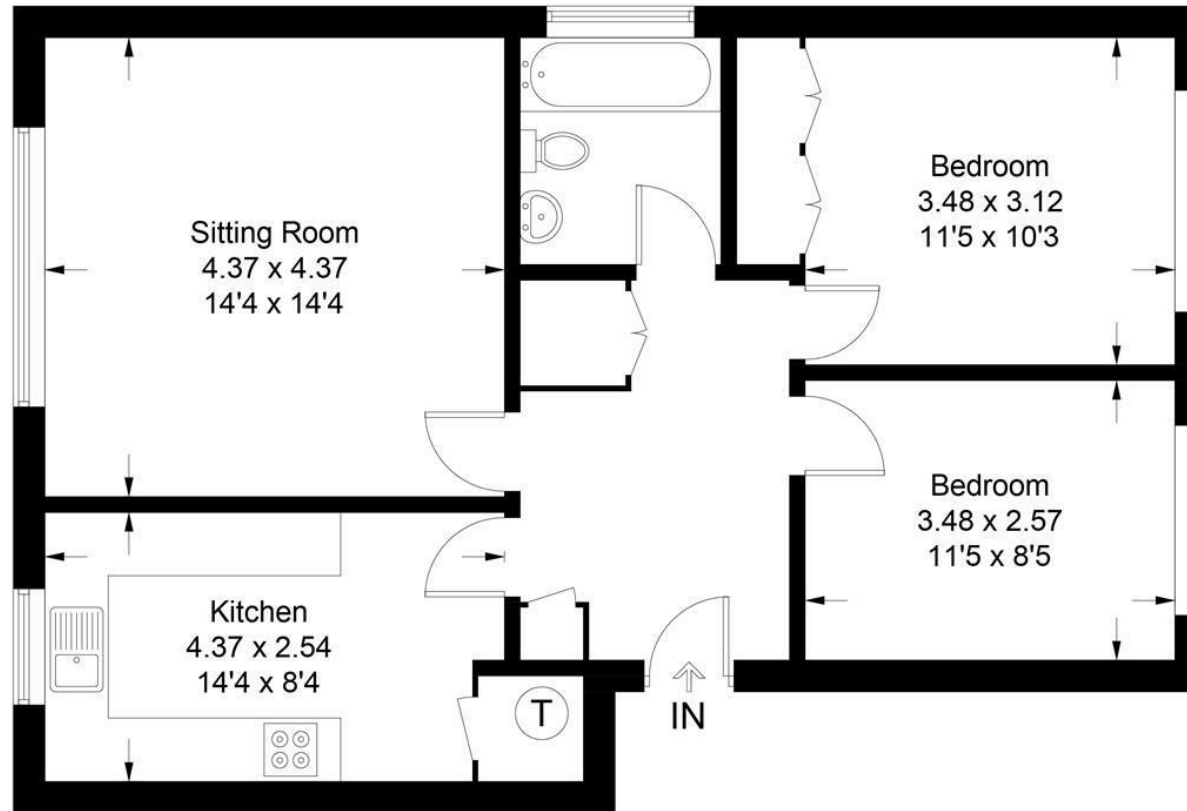
Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre and cinema and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith.

Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is just a convenient walk away and offers services to London Waterloo, Victoria and London Bridge and Guildford.

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.

Approximate Gross Internal Area = 69.1 sq m / 744 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. (ID1237513)

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