



Leith House Thornton Close, LEATHERHEAD KT22 7JZ



welcome to

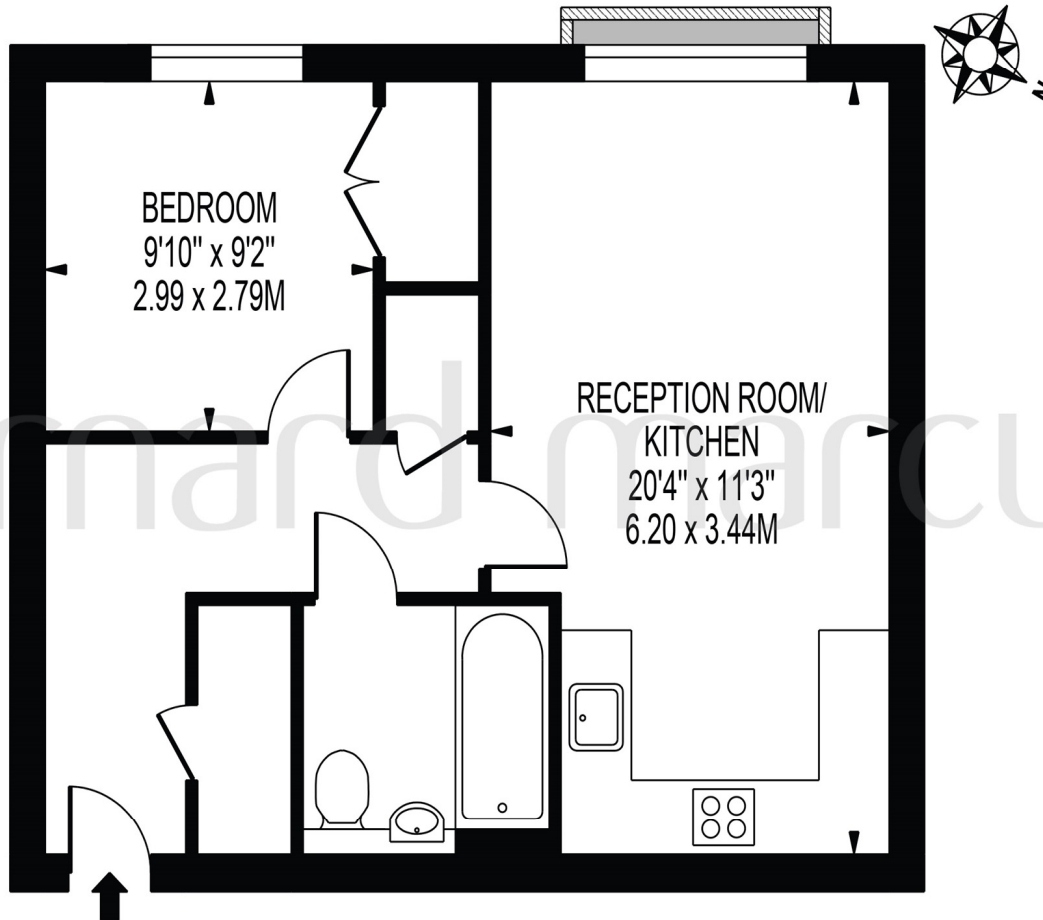
Leith House Thornton Close, LEATHERHEAD

Barnard Marcus are delighted to welcome to the market this 50% shared ownership apartment situated in a popular 2019 build development. The property has a modern fitted kitchen, Juliette balcony and comes with an allocated parking space.



LEITH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 483 SQ FT - 44.83 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are delighted to offer this excellent opportunity to get onto the property ladder with this fantastic 50% shared ownership property.

The development was completed in 2019 and offers secure entry system and allocated parking space.

Inside there is a welcoming hallway, spacious living room with Juliette balcony, modern fitted kitchen with gas hob and integrated appliances, a generous sized double bedroom with fitted wardrobe and a family bathroom with three piece suite. The home also offers gas central heating and double glazing throughout.

Ideally located for Leatherhead town and station. The town offers a great range of restaurants, shops, a leisure centre and theatre. The town also boasts Waitrose and Sainsbury's supermarket and Tesco is also close by. Transport links are excellent from here with the trains taking you to London in approximately 40 minutes and the M25 Junction 9 is within easy reach.

Lease: 125 Years From June 2018

Service Charge: £1957 a year

Rent: £328.83

welcome to

Leith House Thornton Close, LEATHERHEAD

- Purpose Built 2019 Development
- One Double Bedroom
- Modern Bathroom with Three Piece Suite
- Spacious Lounge with Juliette Balcony
- Modern Fitted Kitchen with Integrated Appliances

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

£112,500



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109444



Property Ref:
EPS109444 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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