




DORKING ROAD


LEATHERHEAD


2 CAMPBELL COURT

DORKING ROAD, LEATHERHEAD KT22 8HS

 LARGE LIVING ROOM

 2 BEDROOMS

 KITCHEN/BREAKFAST ROOM

 BATHROOM & EN-SUITE SHOWER ROOM

APPROX. 853 FT² | 79.4 M²

EPC RATING: TBA COUNCIL TAX BAND: F

This fabulous Octagon Development of just 12 luxury apartments was built in 1986 on the site of the late Donald Campbell and benefitting from directly overlooking the river mole which is immediately to the rear.

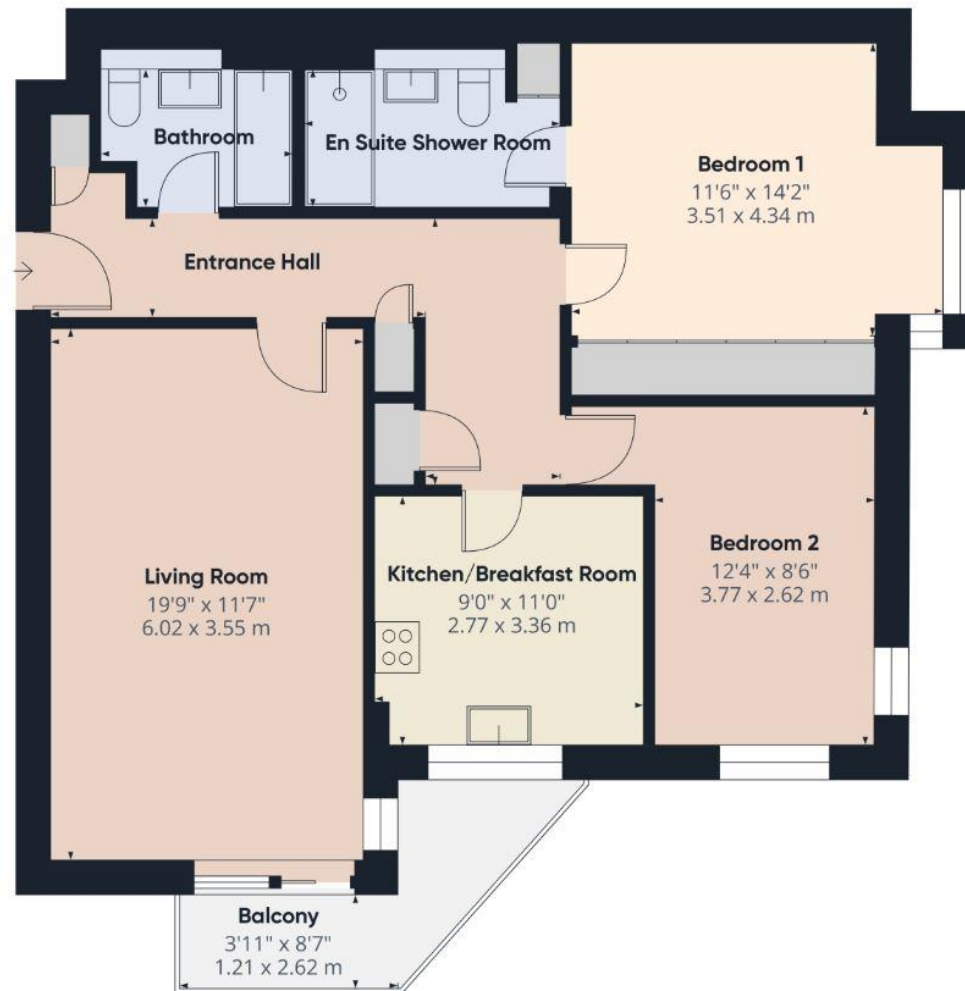
This raised round floor apartment features a spacious reception hall, a large living room with west facing balcony with a stunning outlook directly over the communal grounds and the river mole, fitted kitchen/breakfast room, principal bedroom with en-suite shower room, a second double bedroom and bathroom.

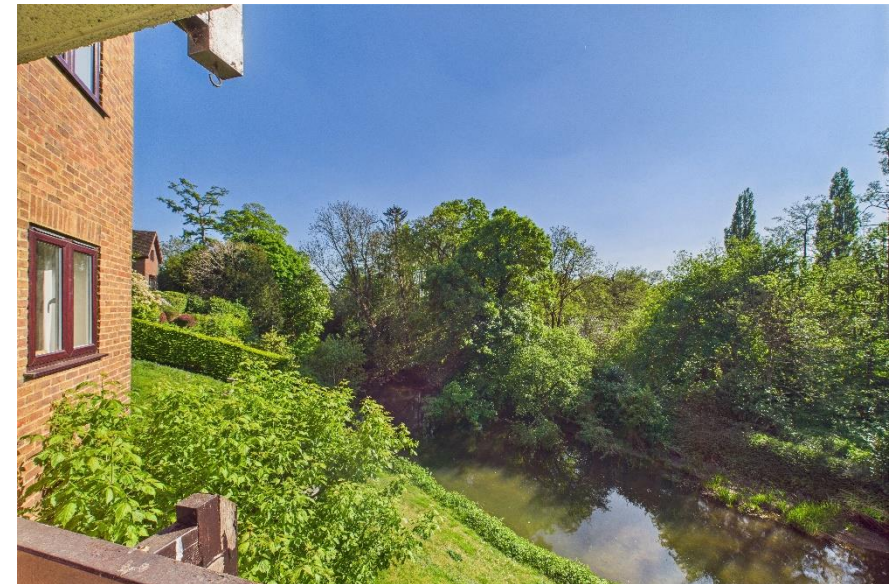
Outside there is an integral car port and visitor parking and delightful communal gardens with patio and seating area with 100 metre frontage to the river mole. There is also a resident's workshop and storage facility.

Located on the south side of Leatherhead within a 10-minute stroll of the town centre which has comprehensive shopping facilities, The Leatherhead Theatre and Cinema, Library, Indoor Bowling club, leisure centre and health club. Nearby are some of Surrey's finest open countryside including National Trust land and beauty spots and outdoor activities at Bocketts Farm, Polsden Lacy and Denbies Wine Estate as well as several golf courses including Tyrrells Wood, The Leatherhead Club and the exclusive Beaverbrook. The M25 can be easily joined at Junction 9 (Leatherhead) providing swift access to London Gatwick and Heathrow, whilst Leatherhead has train services to London Victoria and Waterloo with a journey time of 50 minutes.

ASKING PRICE: **£600,000** SHARE OF FREEHOLD







WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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