



**Flat 1, 36 Consort Drive, Leatherhead,
Surrey, KT22 0AS**

£279,950 Leasehold

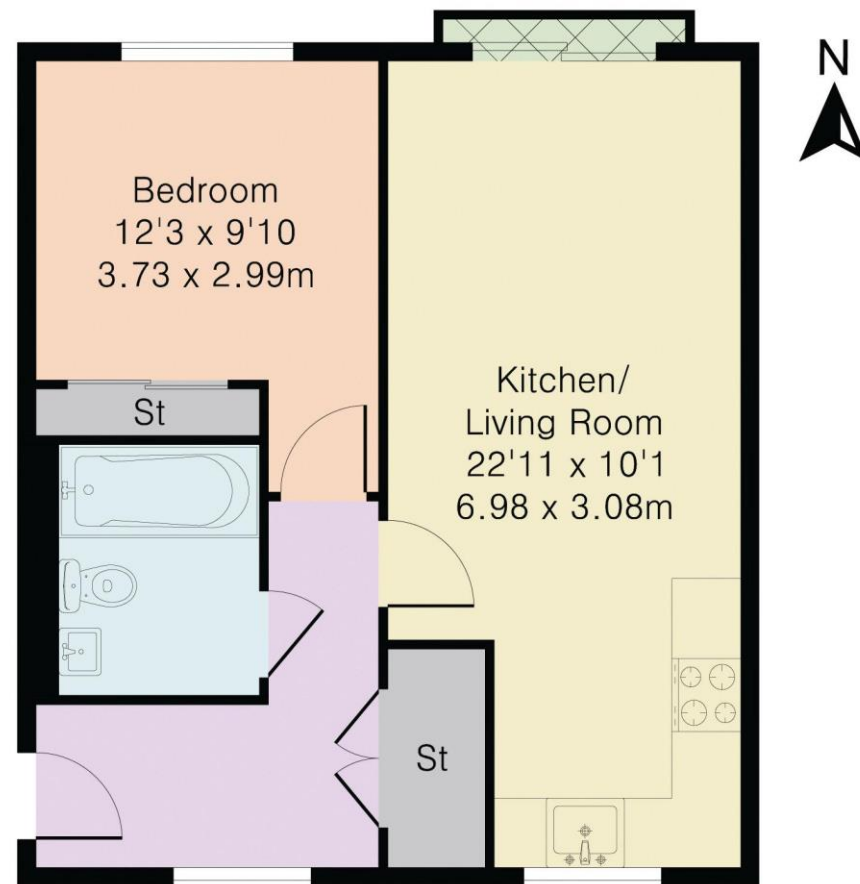
Directions

From our offices in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road. Continue along taking the first exit onto the B2122, turn left onto Station Approach A245 further left onto Randalls road A245 and then Consort Drive can be found on the right hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: C

Approximate Gross Internal Area 462 sq ft – 43 sq m



First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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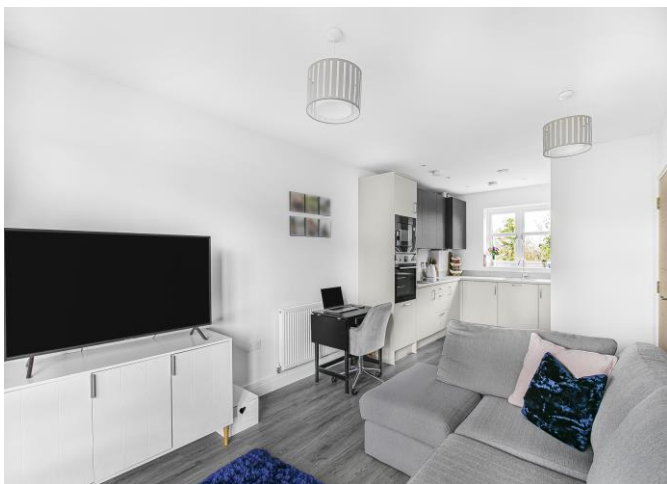
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A superbly appointed one bedroom first floor apartment situated within easy reach of both Cobham and Leatherhead town centres offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 2021 by Berkeley Homes this delightful apartment is presented in 'show home condition' as well as providing well proportioned accommodation. This currently consists of an open plan lounge dining room / kitchen with the former overlooking the lovely communal gardens and the latter providing a good range of matching eye and base level units together with ample granite work surfaces and a number of integrated appliances. In addition there is a double bedroom with built in wardrobes and a family bathroom/shower. Other benefits include an allocated parking space and lovely communal gardens.

Leasehold: 994 yrs remaining
Service Charge: £1,580 PA
Ground Rent: £250 PA



SITUATION

The property is ideally located between Leatherhead and Cobham both have excellent train routes to London Waterloo, Victoria and London Bridge. Cobham village is just under 3 miles away and provides some superb restaurants, boutique shops and coffee bars together with a Waitrose at both Cobham and Leatherhead. The M25 can be reached at junction 9 and 10 providing good motorway access to both Heathrow and Gatwick airports. There are also bus routes direct to Guildford and Kingston. Also within easy reach are excellent schools both in the state and private sector. In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned including Polesden Lacey, Bocketts Farm and Epsom Downs.

