



3 Gravel Hill, Leatherhead, Surrey, KT22 7HG

Price Guide £275,000



- LOWER GROUND FLOOR APARTMENT
- LONG LEASE & LOW GROUND RENT
- LARGE PRIVATE OUTSIDE COURTYARD
- CONSERVATION AREA
- RESIDENTS PERMIT PARKING SCHEME
- LARGE LIVING ROOM
- SEPARATE KITCHEN WITH WINDOW
- DOUBLE BEDROOM
- REFITTED BATHROOM (SHOWER INSTEAD OF BATH)
- GAS FIRED HEATING

## Description

Set in one of Leatherhead's Conservation Areas, this individual lower ground floor apartment (just one of 2 units forming this attractive building) was developed in 2004 and enjoys a highly convenient position in the heart of the town.

Refurbished by the present owner, the spacious accommodation is entered via a communal lobby and private front door with stairs down into an inner hall. Off the hallway is a good sized open plan sitting room/dining room which has an attractive fireplace with fitted gas fire and French doors out onto a large enclosed private courtyard which forms part of this property. From the living room a glazed door leads through to the refitted kitchen which overlooks the rear courtyard. Set at the front of the property is a double bedroom with French doors that open out onto a long lightwell. The adjoining bathroom, again refitted by the present owner, benefits from a modern white suite which provides from a walk-in shower unit which could be replaced by a bath by a new owner if desired.

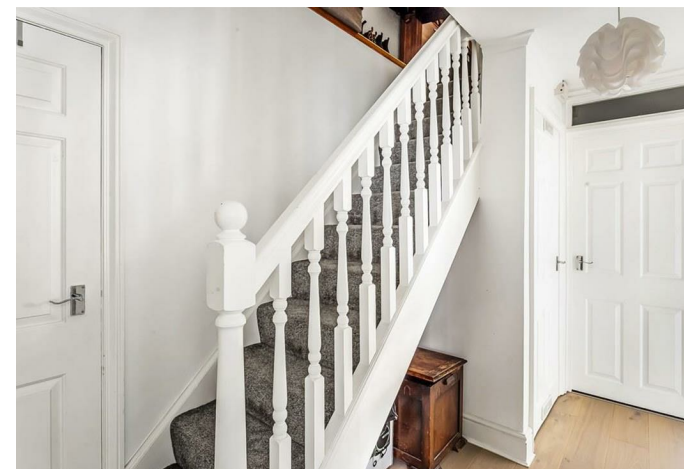
On street residents' parking is available via SCC which for the year from 1st April 2023 is £80 for the 1st car, £100 for the 2nd car and £130 for each car thereafter.

## Situation

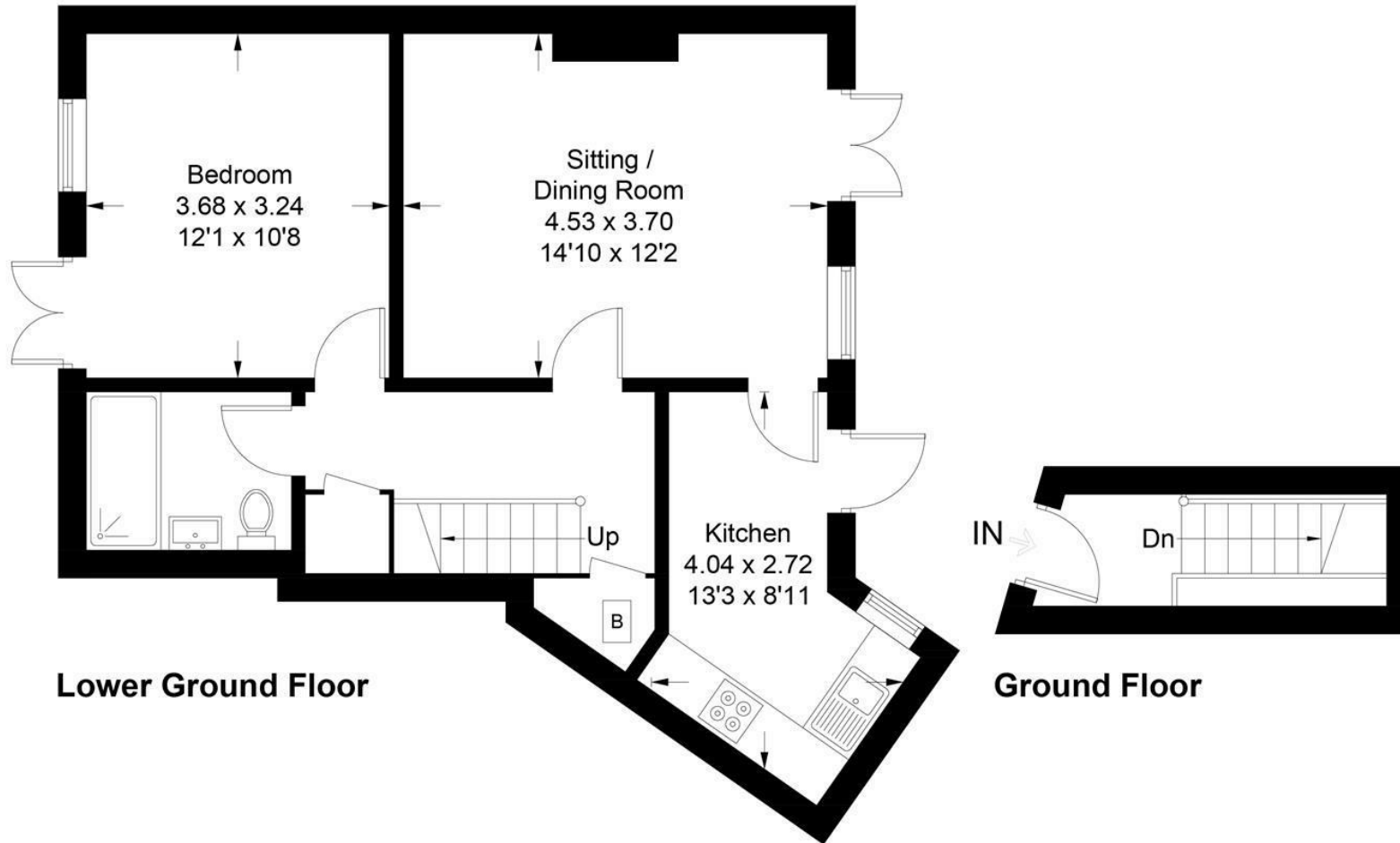
Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets and specialist shops.

Foodies are well catered for, with a varied selection of cafes, bars and restaurants. Leatherhead is superbly connected and is perfectly placed for travel to London by road and rail, with regular trains to London Waterloo and Victoria. Junction 9 (Leatherhead) of the M25 give access to both Heathrow & Gatwick International airports.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	B
<b>Lease</b>	125 years from 8th July 2005
<b>Service Charge</b>	As and when redecoration etc is required
<b>Ground Rent</b>	£150 per annum (fixed increases every 25 years)



Approximate Gross Internal Area = 56.2 sq m / 605 sq ft



**Lower Ground Floor**

**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. (ID1037260)  
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

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