



18, Ashurst Close Randalls Road, Leatherhead, Surrey, KT22 7UJ
Share of Freehold - Guide Price £325,000



- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- SITTING/DINING ROOM
- OPEN PLAN KITCHEN
- LONG 980 YEAR LEASE
- ALLOCATED PARKING
- PEPPERCORN GROUND RENT
- CLOSE TO STATION & TOWN
- NO CHAIN

Description

Offered with 980 year unexpired lease, Share of Freehold and no onward chain, this delightful ground floor, two bedroom, two bathroom apartment is just a few minutes walk from the station making this an ideal first time buy or investment opportunity.

Approached via a communal entrance hall, the inner hall leads to a newly fitted fire proof private front door. The living room features an attractive aspect with bay window and wide opening to a 'William Ball' kitchen with Neff integrated fridge, freezer, microwave and cooker and Hotpoint washing machine. Porcelanosa tiled splash backs and flooring tiles. There is a master bedroom with built in wardrobe, new carpet, en suite shower room and door to a small outside space, a second double bedroom and family bathroom. The bathrooms are fitted with Porcelanosa white sanitary, chrome taps and showers with thermostatic controls.

Externally, the grounds are well maintained and to the rear of the block is an allocated parking space. There are also further visitor parking spaces to the front.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

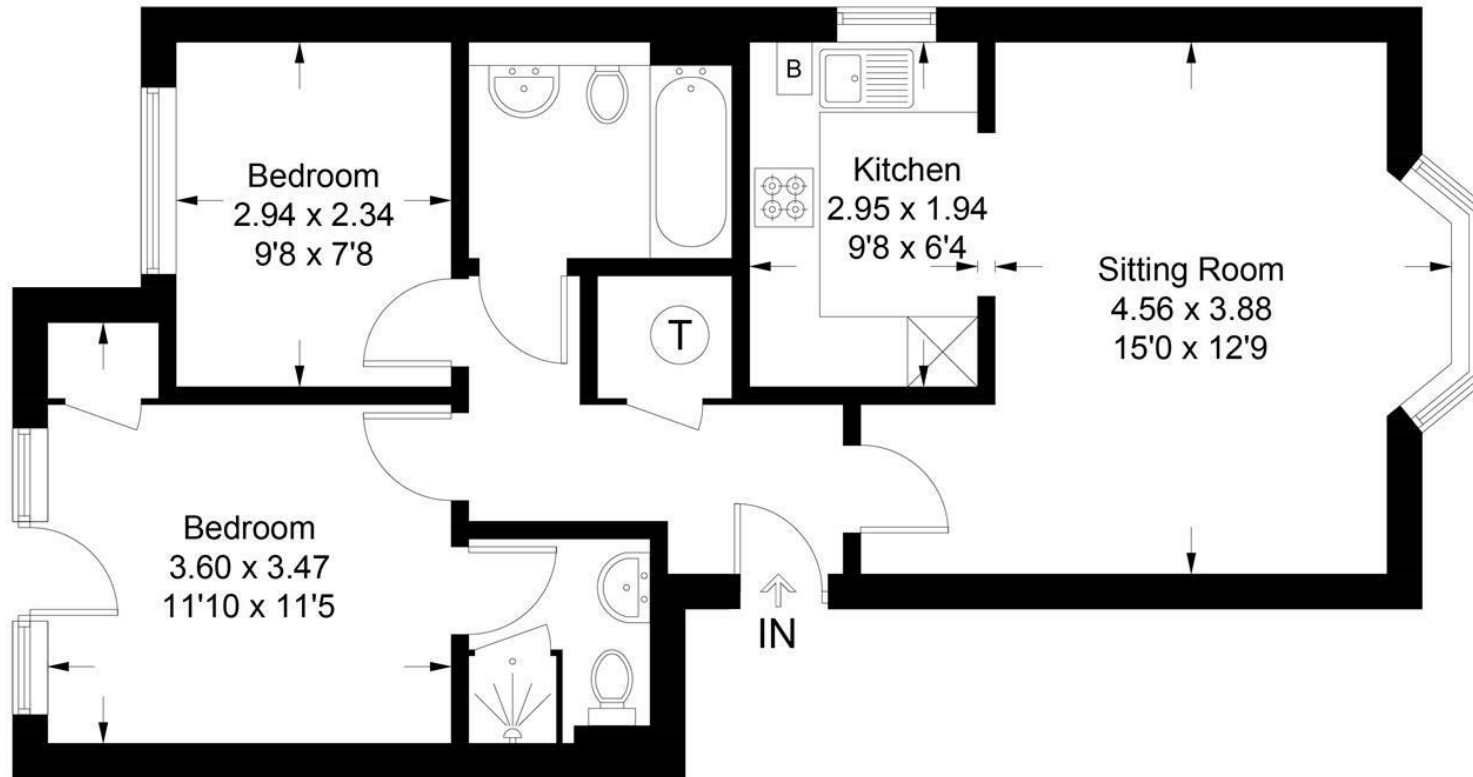
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

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.

Tenure	Leasehold + Share of Freehold
EPC	C
Council Tax Band	D
Lease	999 Years from 2005
Service Charge	£1,418.56 per annum (£709.28 each 6 months)
Ground Rent	Peppercorn (£0.00)



Approximate Gross Internal Area = 58.1 sq m / 625 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. (ID1055310)

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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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