



Flat 24 Sheridan House, Highbury Drive, Leatherhead, Surrey, KT22  
7UN

Price Guide £325,000



- SECOND FLOOR APARTMENT WITH VIEWS
- SOUTH WEST ASPECT
- INTEGRATED APPLIANCES
- 2 BATHROOMS (ONE EN SUITE)
- ALLOCATED PARKING
- LOUNGE/DINING ROOM WITH BALCONY
- OPEN PLAN FITTED KITCHEN
- 2 BEDROOMS
- LIFT SERVICE
- EPC B AND COUNCIL TAX BAND D

## Description

This bright modern apartment is located in a most sought after development situated close to the town and station, featuring spacious lounge/dining room with balcony and superb South Westerly views towards Norbury Park.

Internally, a well-designed layout has created comfortable living to include two bedrooms with the main bedroom including a wardrobe area and en-suite luxury shower room, impressive living area with good size balcony making the most of the lovely outlook beyond. The fully fitted kitchen has integrated appliances including oven/hob, washing machine, fridge/freezer and dishwasher. There is also double glazing, gas central heating (brand new boiler), useful store cupboard and the property is also offered as end of chain.

Other features include an allocated parking space, lift access, and well maintained landscaped grounds.

Highbury Drive can be found just off Randalls Road within walking distance of Leatherhead town centre & main line railway station.

## Situation

Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre (shows films as well), farmers market and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith. Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.

### Tenure

Leasehold

### EPC

B

### Council Tax Band

D

### Lease

125 years from 2005

### Service Charge

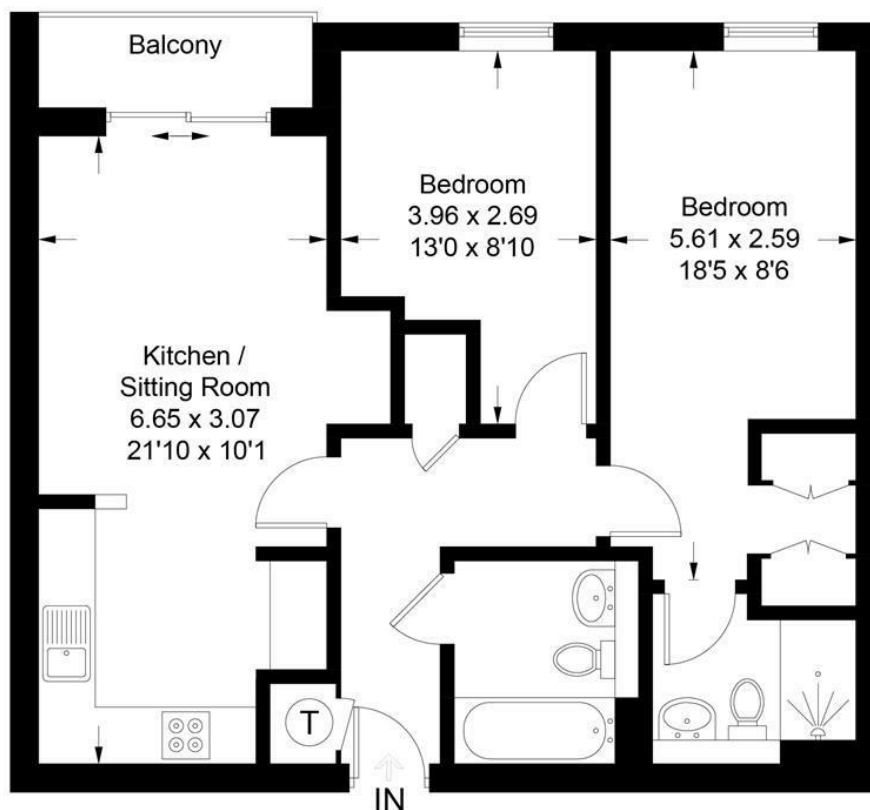
£2,415.23pa (£1,207.61 twice yearly)

### Ground Rent

£250 pa.



Approximate Gross Internal Area = 62.7 sq m / 676 sq ft



## Second 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. (ID864744)

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