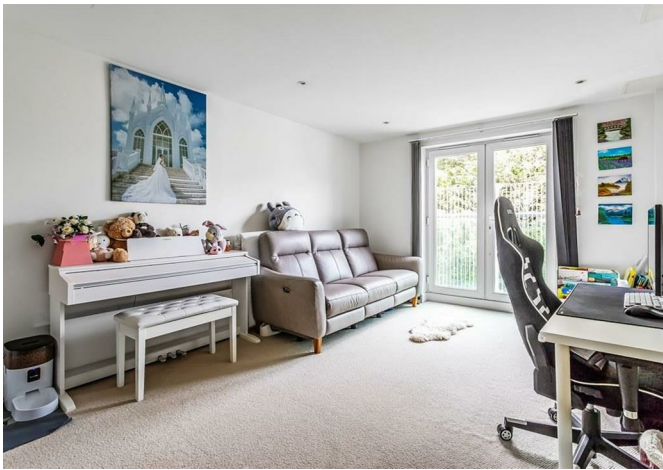




12 Sheridan House Highbury Drive, Leatherhead, KT22 7UN

Price Guide £299,950





- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- INTEGRATED APPLIANCES
- OPEN PLAN LAYOUT
- GOOD INTERNAL STORAGE

- LIFT SERVICED
- SHORT WALK TO STATION
- TWO BEDROOMS (ONE EN SUITE)
- CLOSE TO TOWN
- EPC RATING C

## Description

This delightful first-floor apartment presents a comfortable living space with two bedrooms and two bathrooms. The open-plan layout combines the living and kitchen areas, featuring integrated appliances. The main bedroom offers an en suite bathroom and a dressing area, while the second bedroom is also a double room.

Externally, the property includes allocated parking for residents. Its convenient location places it just a five-minute walk from the train station, providing easy access to transportation, and a ten-minute walk to the town centre.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	125 years from 2005 (106 remaining)
<b>Service Charge</b>	£2,288 pa.
<b>Ground Rent</b>	£250 pa.

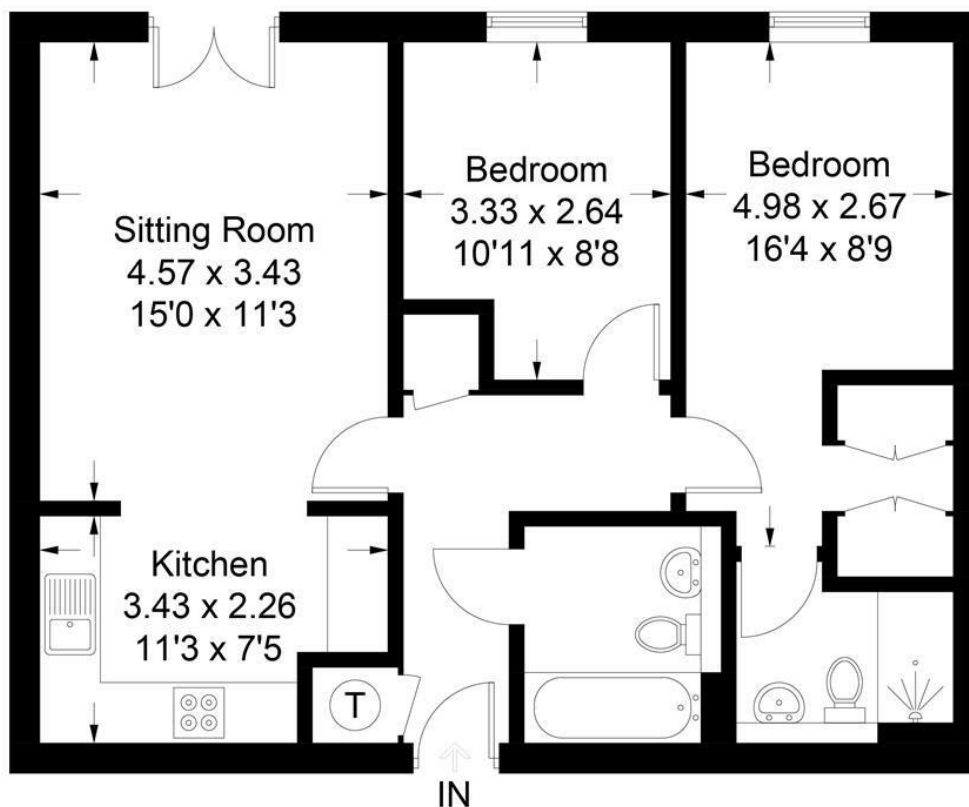
## Situation

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.



Approximate Gross Internal Area = 63.2 sq m / 680 sq ft



## First 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. (ID1066252)

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