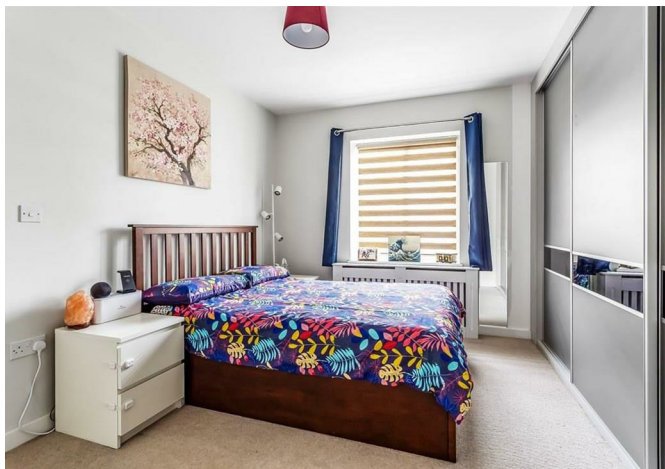




Flat 3, Norbury House Thornton Close, Leatherhead, KT22 7GY

Price Guide £297,500





- TWO BEDROOMS
- ALLOCATED PARKING
- OPEN PLAN LIVING AREA
- INTEGRATED APPLIANCES
- GATED DEVELOPMENT
- GROUND FLOOR APARTMENT
- TWO BATHROOMS
- GAS CENTRAL HEATING
- CLOSE TO THE TRAIN STATION
- UNDER BUILD WARRANTY

## Description

This beautifully presented ground floor apartment, constructed just five years ago, offers modern living in a convenient location. The open-plan living space features a contemporary kitchen with built-in appliances and is 20ft x 12ft. It also has the benefit of being double aspect so enjoys plenty of natural light.

The apartment comprises two double bedrooms, one of which boasts recently fitted built-in wardrobes, offering ample storage space. The main bedroom also benefits from an en suite shower room.

Additionally, the property includes an allocated parking space, also with a handful of visitors bays available.

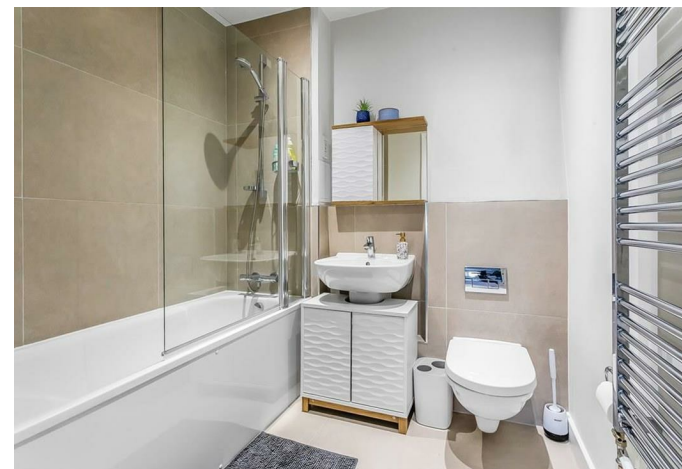
<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	D
<b>Lease</b>	118 years remaining
<b>Service Charge</b>	£1954.92 per annum
<b>Ground Rent</b>	£200 per annum (Increases with RPI every 10 years)

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

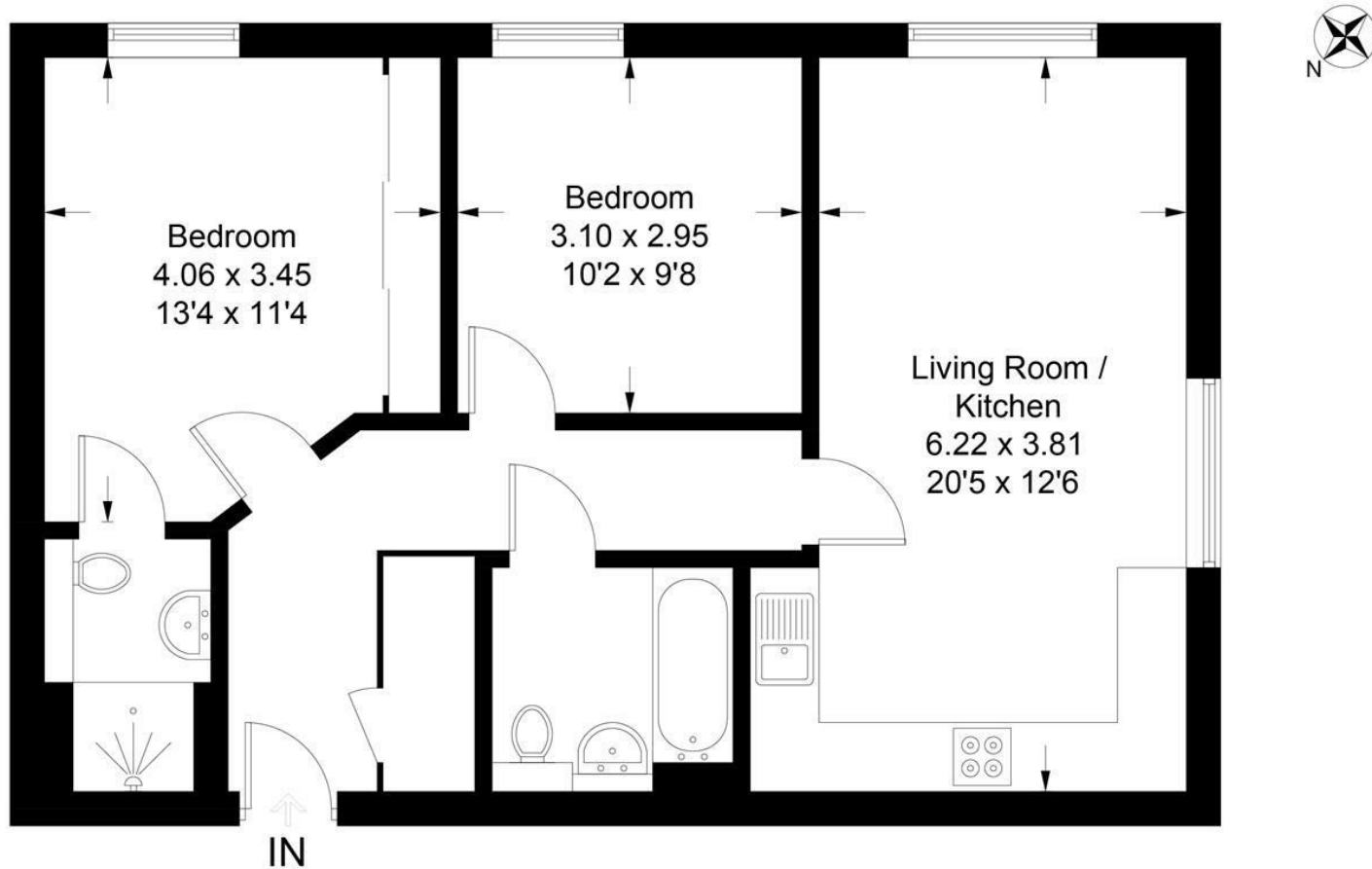
The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

There is a wide range of quality private and state schooling in the general area. In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.





Approximate Gross Internal Area = 63.8 sq m / 687 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. (ID1074699)  
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