



8 Sheridan House Highbury Drive, Leatherhead, Surrey, KT22 7UN

Price Guide £289,950





- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING KITCHEN
- 125 YEAR LEASE FROM 2006
- IDEAL FIRST TIME BUY
- CUL DE SAC POSITION
- TWO BATHROOMS
- UNDERCROFT PARKING
- SHORT WALK FROM STATION
- END OF CHAIN

## Description

This first floor apartment features a spacious lounge/dining room with Juliet balcony, open plan kitchen with fully integrated appliances and window to side, master bedroom with small dressing/wardrobe area and en-suite shower, second double bedroom and family bathroom.

The property also has the benefits from undercroft parking and well maintained landscaped grounds.

There is also a long lease (106 years unexpired) and the property is handily located within a two minute walk from Leatherhead station.

End of chain.

<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	D
<b>Lease</b>	125 years from 1 October 2005 (106 years remaining).
<b>Service Charge</b>	£2,289.06 p.a. £1144.53 paid half yearly, 1st January and 1st July each year.
<b>Ground Rent</b>	£250p.a.

## Situation

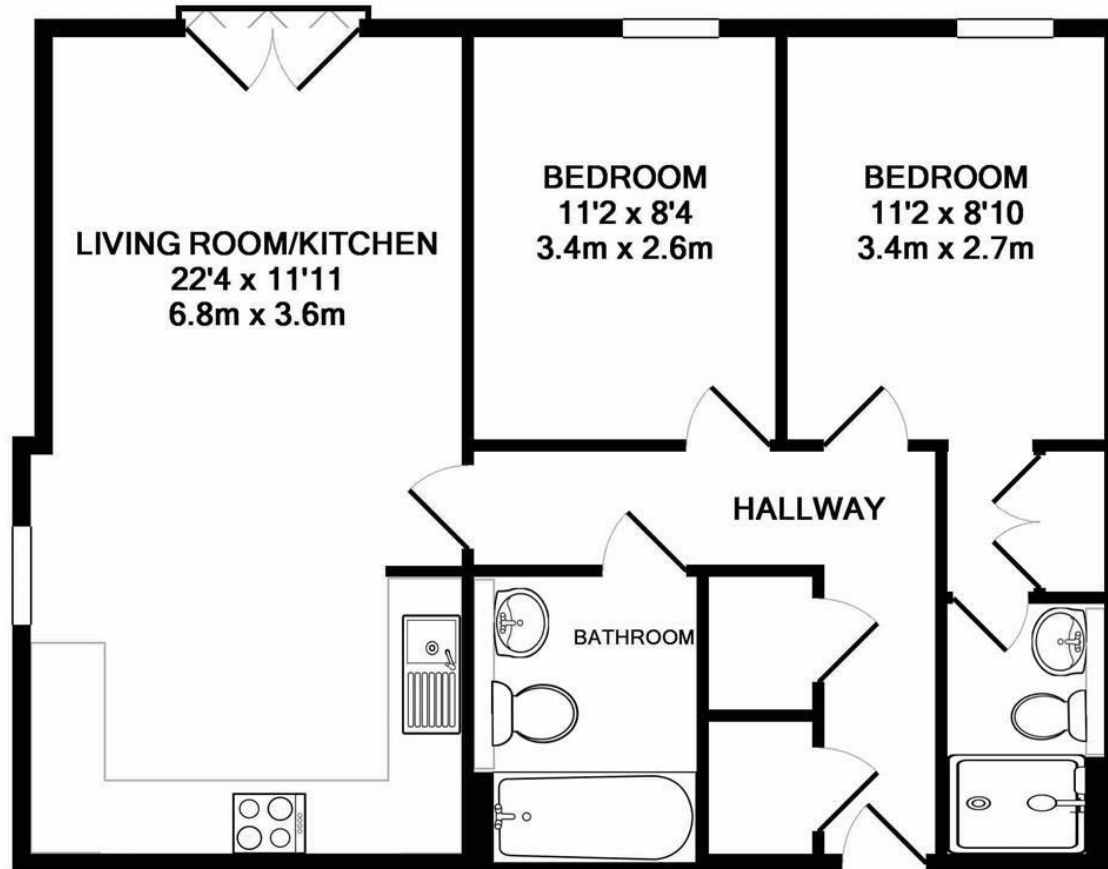
Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre and cinema and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith.

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 just a few minutes walk away and offers services to London Waterloo, Victoria and London Bridge and Guildford.

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.





TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

