



26 Lavender Court, Lavender Close, Leatherhead, KT22 8LE

Price Guide £350,000



- SECOND FLOOR APARTMENT (873 SQ FT)
- STAIRS AND LIFT SERVICE
- 2 BATHROOMS (INC. EN-SUITE SHOWER)
- FITTED KITCHEN WITH OVEN/HOB
- 2 ALLOCATED PARKING SPACES
- BEAUTIFUL VICTORIAN BUILDING
- 2 DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE
- MATURE COMMUNAL GARDENS
- END OF CHAIN

## Description

The apartment is set within a prestigious period property built during the Victorian era. This particular apartment was sympathetically designed and added to the original building when it was converted into apartments in 2001.

Approached by the impressive main entrance, there are stairs and a lift service. The accommodation includes entrance hall, dual aspect lounge, fitted kitchen with oven, hob and breakfast bar, bedroom one includes 2 double built in wardrobes and ensuite shower, second bedroom and a further bathroom with white suite.

Both bathrooms have tiled floors and part tiled walls. There was also a new boiler installed in 2020 for the gas central heating system.

Externally, the building is surrounded by attractive grounds with many mature trees and there are 2 allocated parking spaces, ample visitors parking and the location is within walking distance of the town centre.



## 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.

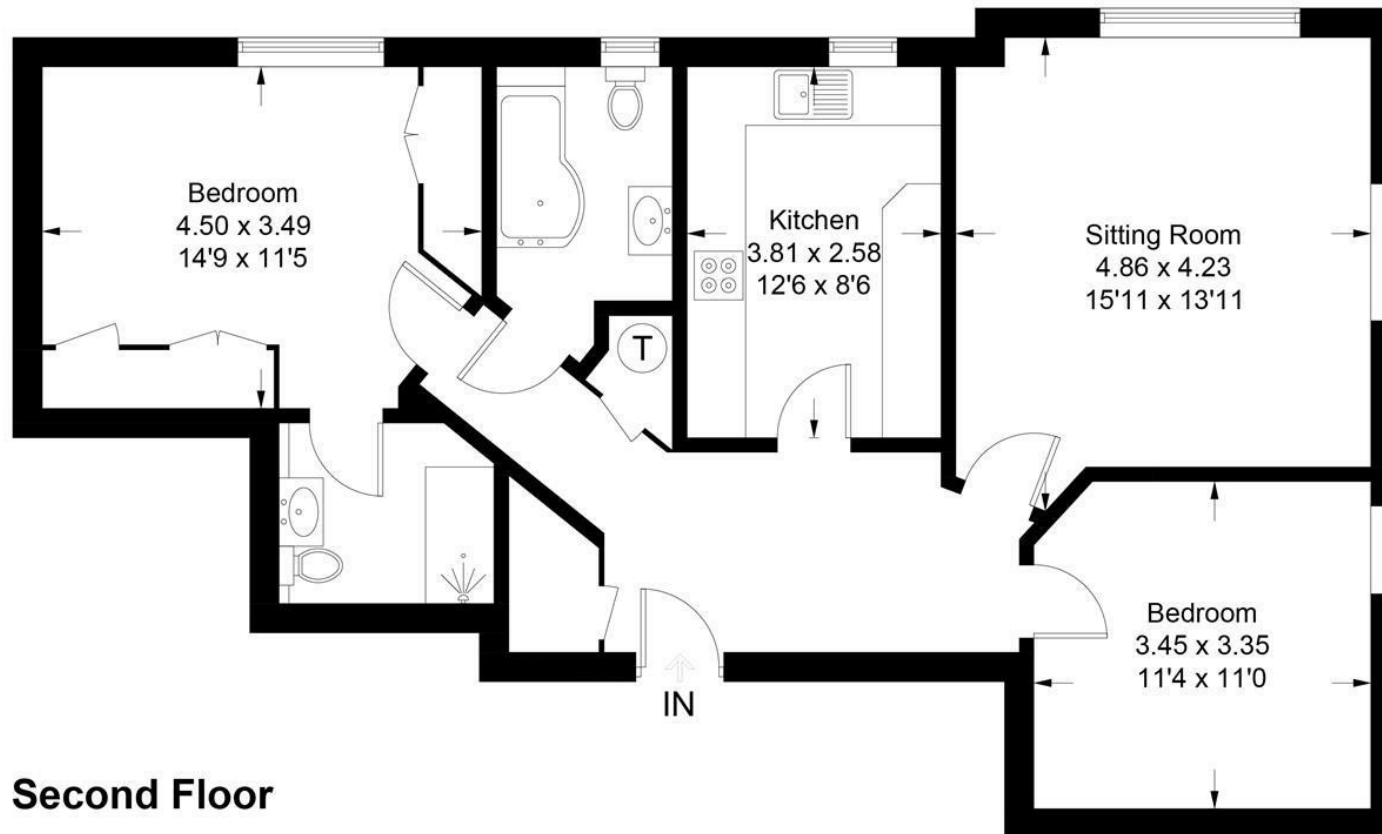
The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International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

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

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned which provides delightful countryside walking and cycling. Nearby is Epsom Downs where the famous Derby is held, numerous golf clubs, Box Hill and Denbies vineyard.

<b>Tenure</b>	Share of Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	E
<b>Lease</b>	125 yrs from 1/1/2002
<b>Service Charge</b>	£4,395.43 payable in 2 installments, half yearly (2023)
<b>Ground Rent</b>	Nil

Approximate Gross Internal Area = 81.1 sq m / 873 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. (ID1076380)

www.bagshawandhardy.com © 2023

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.

