



1 Tregarthen Place, Garlands Road, Leatherhead, Surrey, KT22 7XL

Price Guide £339,950





- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SECURE PARKING
- BERKELEY HOMES BUILT

- WEST FACING PATIO & GARDEN
- SITTING/DINING ROOM
- SEPARATE FITTED KITCHEN
- SHARE OF FREEHOLD
- WALKING DISTANCE TO TOWN



## Description

Approached via secure electric gates, this ground floor apartment features direct access to a Westerly facing patio whilst set in a really nice position on the development with trees and shrubs offering a good degree of seclusion.

The spacious accommodation (729 sq ft) includes an 18' lounge/dining room with French doors onto the patio and garden, separate fitted kitchen, master bedroom with fitted wardrobes and en-suite shower room, second double bedroom (currently used as a study) and main bathroom with 4 piece suite. There are attractive communal gardens and ample private parking for residents and visitors.

<b>Tenure</b>	Leasehold + Share of Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F
<b>Lease</b>	125 Years from 1993
<b>Service Charge</b>	£2836.68 pa, Dec 23 - Dec 24) 2 installments Dec & June
<b>Ground Rent</b>	£0.00

## Situation

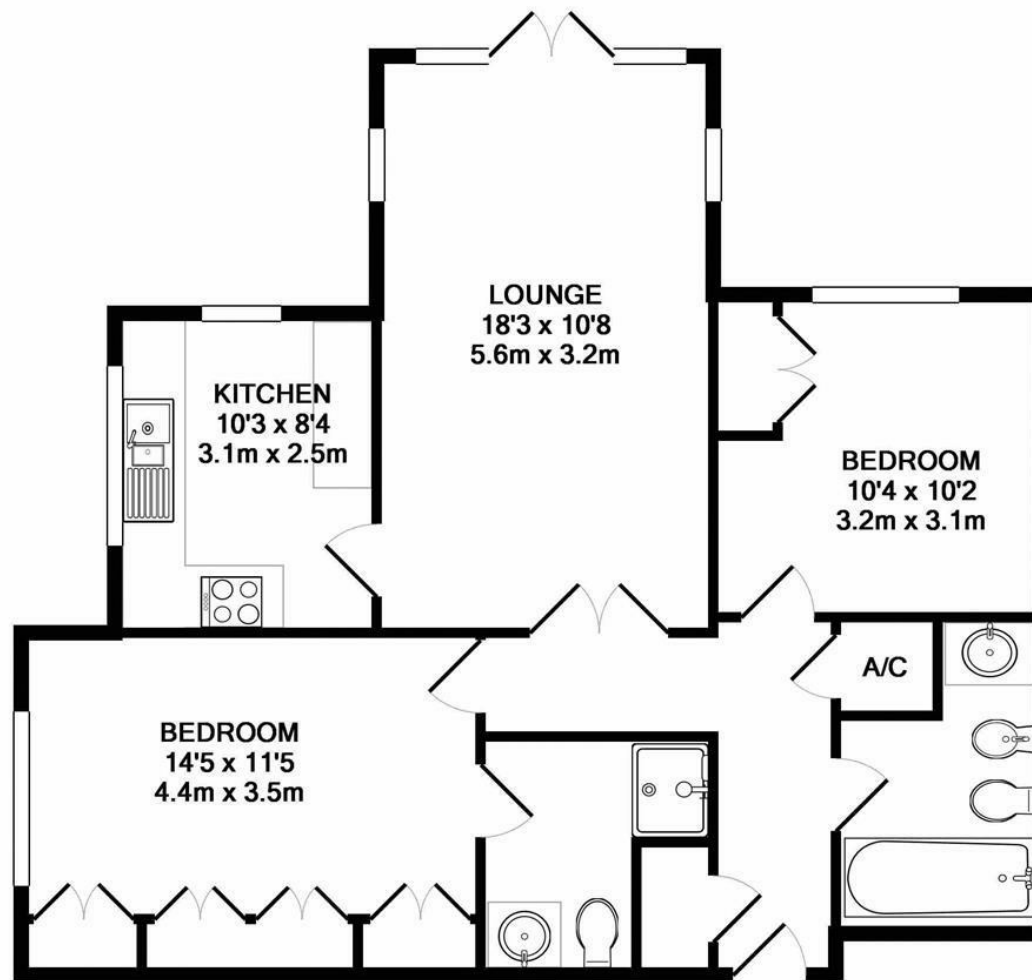
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

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

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 729 SQ.FT. (67.7 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  
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