



Flat 6 207 Kingston Road, Leatherhead, KT22 7PB

INVESTMENT ONLY - Price Guide £229,950



- INVESTMENT OPPORTUNITY
- BACK TO BRICK RESTORATION (4 YRS AGO)
- LARGE BATHROOM
- MODERN KITCHEN/BREAKFAST ROOM
- 1ST & 2ND FLOOR MAISONETTE
- LHA RENTAL RATE FROM APRIL 24 £14,700 p.a.
- TWO GOOD BEDROOMS
- SITTING ROOM
- ROOF GARDEN
- CLOSE TO STATION

## Description

### INVESTMENT BUYERS ONLY

The current AST tenant is paying £13,164 per annum (£1,097pcm) however, the new (from April 2024) LHA Rate for a 2 bedroom property in KT22 is now £14,700 (1,225pcm). Based on this years rate there would be a gross return of 6.39%

This first and second floor maisonette has been recently been fully refurbished (4 years ago) whilst ideally situated within walking distance of local schools, shops and mainline railway station.

The bright, modern and spacious accommodation comprises entrance hall, modern fitted kitchen breakfast room, sitting room, roof garden, two good sized bedrooms and bathroom with separate shower and bath.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	125 Years from 27 January 1993
<b>Service Charge</b>	Each maisonette responsible for own parts
<b>Ground Rent</b>	£50.00 p.a.

## Situation

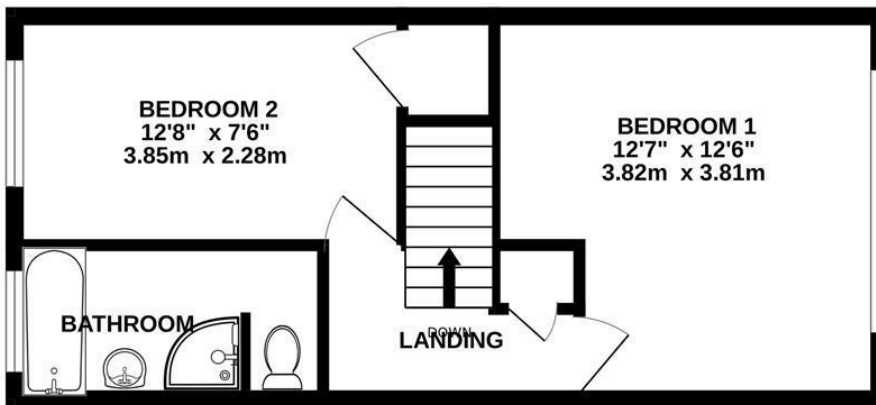
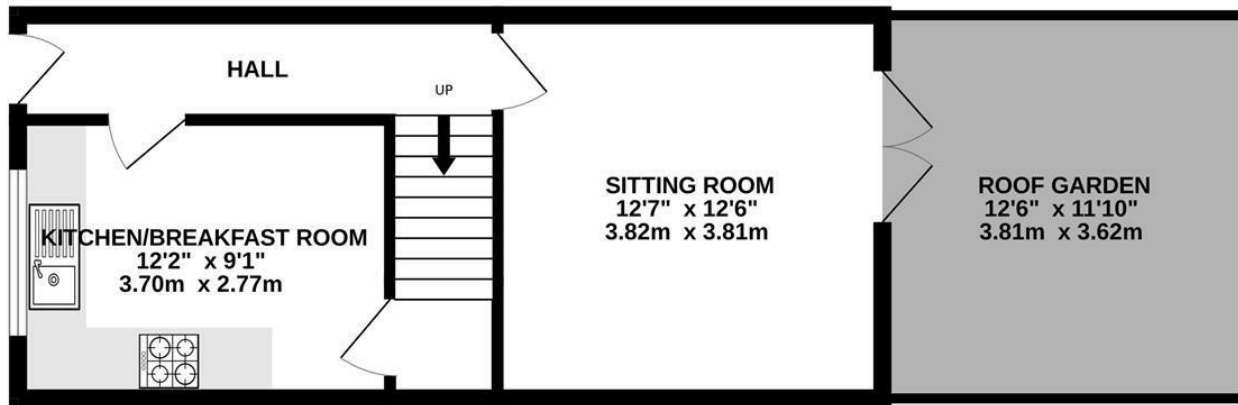
There are some handy local shops nearby and Tesco at the top of Kingston Road, whilst Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the 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. State schools include St Andrew's RC School and Therfield Secondary School (located at the end of Dilston Road), both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsden School, City of London Freeman's School in Ashted.

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 Box Hill.





**FIRST FLOOR** 352 sq.ft. (32.7 sq.m.) approx. **2ND FLOOR** 351 sq.ft. (32.6 sq.m.) approx.

**TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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