



22 Lavender Court, Leatherhead, KT22 8LE

Price Guide £285,000

- SPACIOUS FIRST FLOOR MANSION APARTMENT
- 12' FLOOR TO CEILING HEIGHT
- OPEN PLAN KITCHEN/DINING/DRAWING ROOM
- SHARE OF FREEHOLD
- BEAUTIFUL COMMUNAL GROUNDS
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- STAIRS & LIFT SERVICE
- MASTER BEDROOM WITH BUILT IN FITTED WARDROBES
- ALLOCATED PARKING SPACE
- 10 MINUTE TO TOWN & STATION

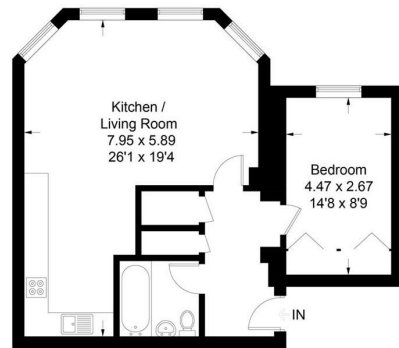
This beautifully presented unique and spacious one bedroom first floor apartment enjoys lovely aspects from the sitting room and bedroom windows overlooking the landscaped gardens in the desirable tranquil area of South Leatherhead. This impressive Victorian building built in 1901 was converted into state of the art apartments in 2001.

With 12' high ceilings and double glazed stone mullion windows, the accommodation comprises good sized reception hall with two storage cupboards which leads through to a delightful open plan kitchen/dining/sitting room, with the kitchen having the benefit of integrated appliances. The bedroom includes built in wardrobes, the bathroom is fitted with a bath and overhead shower unit.

There is an allocated car parking space along with ample visitors parking, 102 year lease and Share of Freehold.



Approximate Gross Internal Area = 61.3 sq m / 660 sq ft



First 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. (ID1098900)
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Tenure
Lease
Service Charge
Ground Rent
EPC
Council Tax Band

Share of Freehold
125 years from 2001
Approx. £3,000 pa.
£0
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