



 **patrick  
gardner**  
RESIDENTIAL

88 Church Street, Leatherhead, Surrey, KT22 8ER

Asking Price £475,000



- PERIOD PROPERTY BUILT C.1850
- SHARE OF FREEHOLD
- FAR REACHING VIEWS FROM BALCONY
- SHARED LANDSCAPE GARDEN
- SOUTH WEST FACING
- TWO BEDROOM MAISONETTE
- SOLD WITH NO ONWARD CHAIN
- PRIVATE GARAGE FOR TWO CARS
- CLOSE TO TOWN CENTRE
- 1423 SQ.FT. INCL GARAGE AND LAUNDRY ROOM

## Description

This iconic Leatherhead residence built circa 1850 was converted into 4 apartments in the 1920s.

The raised, ground floor, two-bedroom maisonette is set in an enviable position being a 3-4 minute walk to the town centre whilst enjoying an elevated South west facing view from the large balcony.

The 1001 sq.ft. of floor area offers bright and spacious accommodation with high ceilings and period features. Comprising of a reception hall, large sitting room with bay window leading out to the balcony, dining room, fitted kitchen, two double bedrooms, family shower room, external utility room and private garage (39'3 x 10').

Outside, at the front there is a private garden with stone steps leading up to the private entrance, and at the rear is a tandem garage for at least two cars with a workshop at the back that benefits from lots of natural light and a view of the Surrey Hills. There is also access to a stunning, shared, landscaped garden. The private external utility room is accessed to the side of the property on the ground floor and provides space for appliances.

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre and Waitrose Local, the library and river walks are within 100yds and Nuffield Health Fitness Gym and public leisure centre offers plenty of sport/fitness programs.

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.

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. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.

## Tenure

Leasehold - Share of Freehold

## EPC

E

## Council Tax Band

D

## Lease

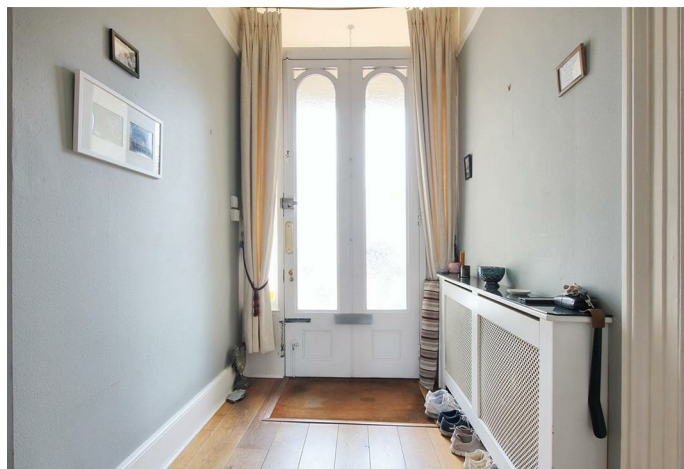
999 years from 09/10/1981. Expires 09/10/2980.

## Service Charge

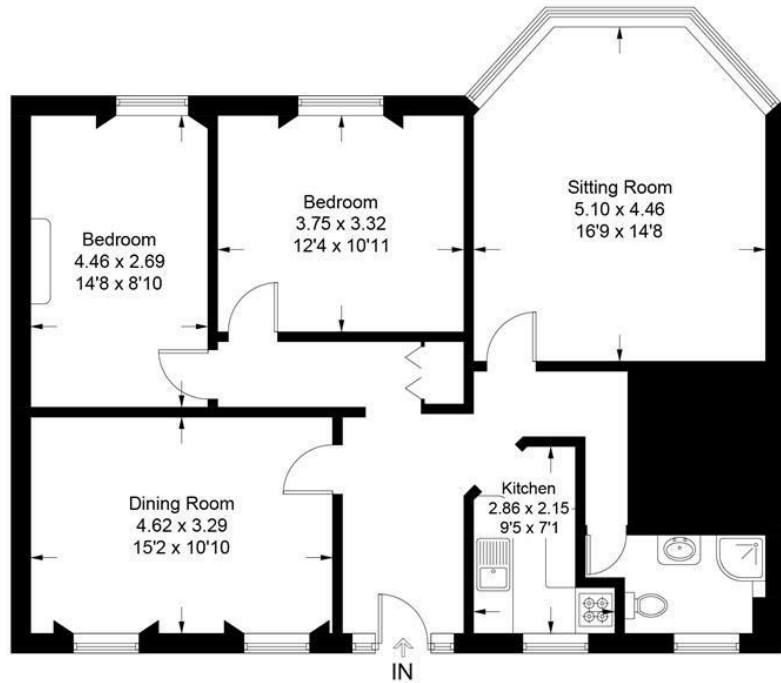
£1800 pa

## Ground Rent

Peppercorn



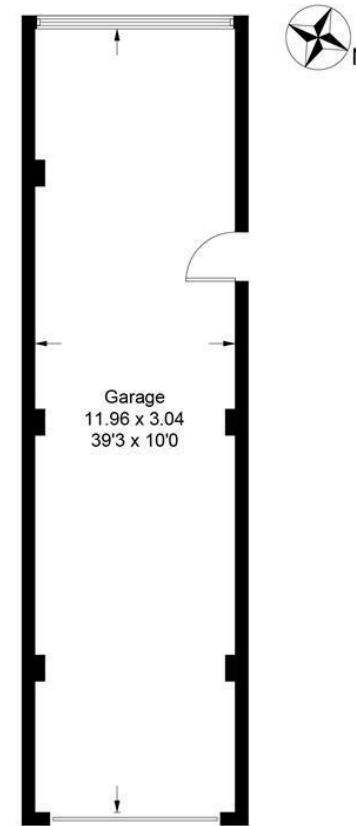
Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft  
 Garage / Laundry = 39.2 sq m / 422 sq ft  
 Total = 132.2 sq m / 1423 sq ft



**Ground Floor**



**Lower Ground Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1103660)

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