



patrick
gardner
RESIDENTIAL

7 Turner Court Highbury Drive, Leatherhead, KT22 7UT

Price Guide £312,500



- GROUND FLOOR APARTMENT
- SECURE UNDERGROUND PARKING
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO BATHROOMS
- DOUBLE GLAZING
- BALCONY
- OPEN PLAN LOUNGE
- TWO BEDROOMS
- NEWLY FITTED ELECTRIC BOILER
- END OF CHAIN

Description

With close to 600 sq ft of accommodation + balcony, this ground floor apartment is ideally situated just a short walk from Leatherhead station and half a mile to the town centre.

With newly installed electric central heating and double glazing, the accommodation includes hall with plenty of storage space, open plan lounge with French door to balcony, modern kitchen with integrated appliances, main bedroom with en-suite shower room, second bedroom and second bathroom.

Set in landscaped grounds, the property also includes secure underground parking with an allocated space and also access to a locked bicycle store.

Tenure : Leasehold - 125 years from 2006 (107 years remaining)

Service Charge : £2,599.02 per annum Jan 24 - Jan 25

Ground Rent : £250 per annum (increases by £250 every 25 years)

Situation

The property is conveniently situated about 8 minutes from Leatherhead town centre where there are a wide range of coffee shops, restaurants, Waitrose Local, Theatre, Gyms and Library.

Just 2 minutes' walk from the main line railway station with fast and frequent services to London Waterloo and Victoria. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Also within close proximity to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks.





Total Approx. Floor Area 54.7 Sq.M. (589 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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