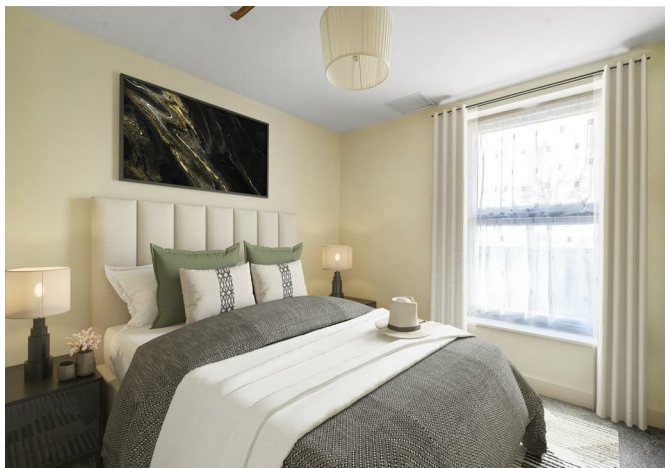




7 Turner Court Highbury Drive, Leatherhead, Surrey, KT22 7UT

Price Guide £277,500





- 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. Images staged with virtual furniture.

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

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	125 Years from 2006 (107 years unexpired)
<b>Service Charge</b>	£2,599.02 pa (January 24 - January 25)
<b>Ground Rent</b>	£250 pa increasing by £250 every 25 years

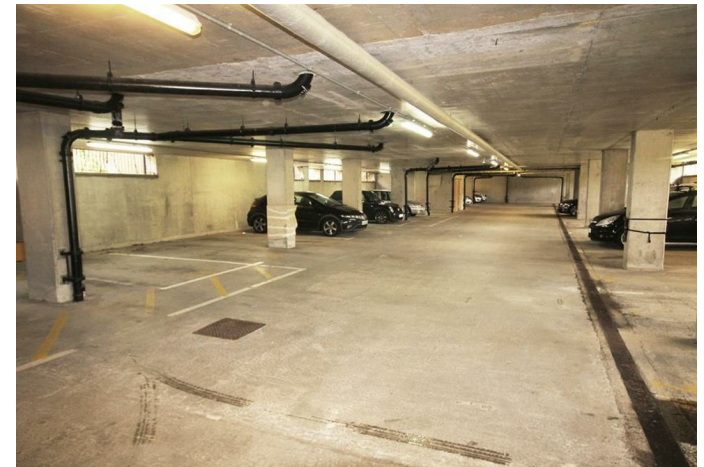
## Situation

Turner Court is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

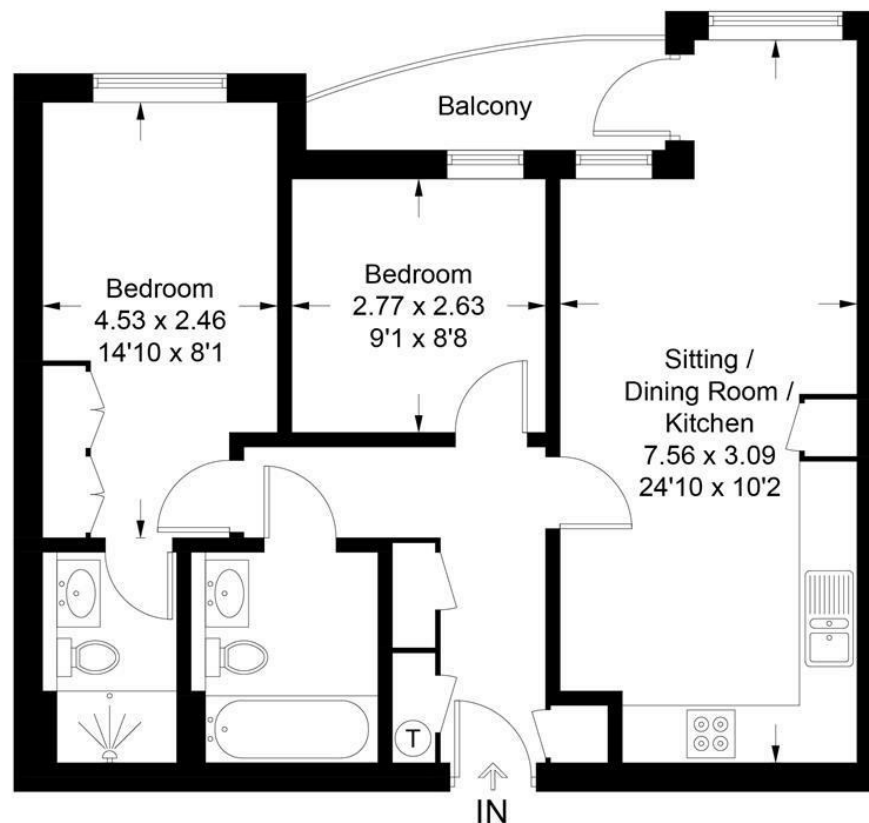
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsden School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.



Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



**Ground 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. (ID1147993)

[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2024

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

