



Flat 4, Cedar House Park View Road, Leatherhead, KT22 7GB

Price Guide £229,950



- GROUND FLOOR APARTMENT (528 SQ.FT.)
- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- WALKING DISTANCE TO STATION
- ALLOCATED PARKING
- ACCESS TO OUTSIDE SPACE
- OPEN PLAN SITTING/DINING ROOM
- BATHROOM
- 150 YEAR LEASE FROM 2006
- NO CHAIN

Description

This excellent ground floor apartment is situated at the end of a cul-de-sac enjoying some outside space to the front whilst internally has a bright and spacious accommodation making an ideal first time buy or investment opportunity.

The accommodation presents in good order throughout and includes a double bedroom, bathroom with white suite, fitted kitchen to open plan sitting/dining room and hall with double cloak cupboard. Outside is a small patio area accessed from the sitting room, communal gardens opposite, visitor parking and an allocated parking space.

Conveniently for a purchaser there is no onward chain

Tenure	Leasehold
EPC	B
Council Tax Band	C
Lease	150 Years from 2006
Service Charge	Approximately £2340 pa
Ground Rent	£200 pa - reviewed every 21 years

Situation

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.

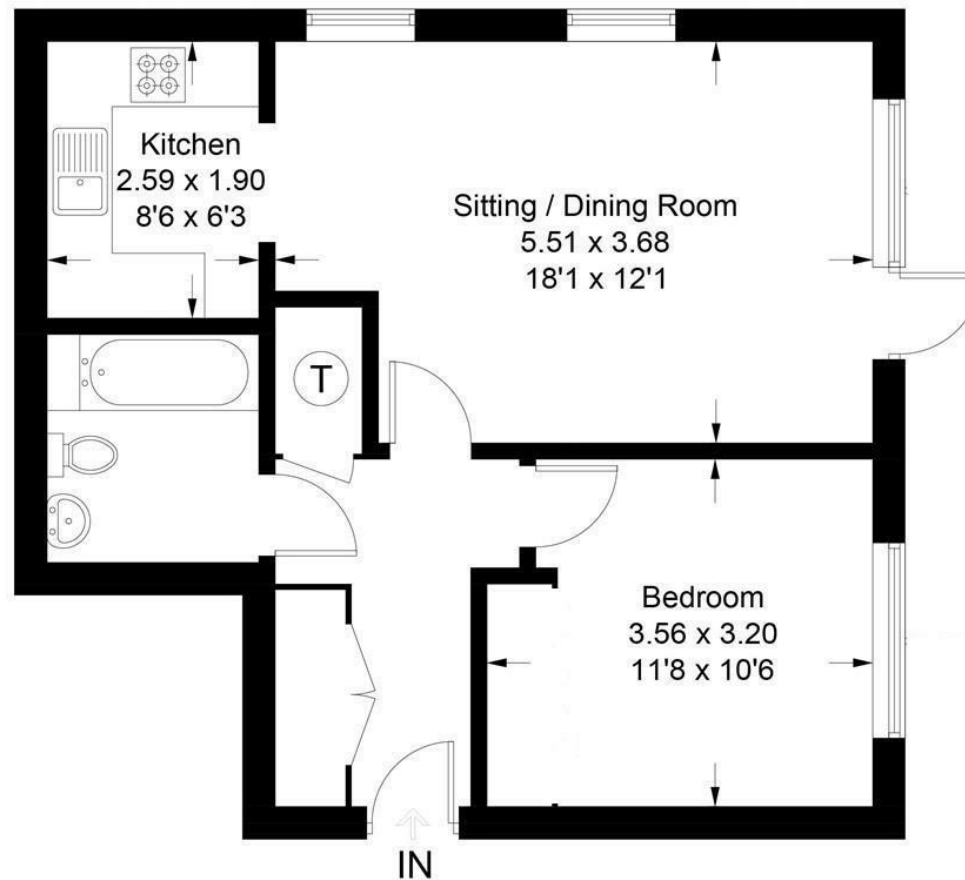
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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Approximate Gross Internal Area = 49.1 sq m / 528 sq ft



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. (ID790815)

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