



27 Linden Court, Leatherhead, Surrey, KT22 7JG

Price Guide £325,000



- GROUND FLOOR MAISONETTE
- SEPARATE SITTING & DINING ROOM
- TWO DOUBLE BEDROOMS
- GARAGE & RESIDENT'S PARKING
- COMMUNAL GARDENS
- ENTRANCE HALL
- KITCHEN
- BATHROOM
- LONG LEASE & LOW OUTGOINGS
- NO ONWARD CHAIN

Description

In an ideal location just across the road from Leatherhead High Street, this spacious ground floor maisonette (own front door) offers the opportunity for a buyer to update and improve to create a lovely home.

Offered with no onward chain, this particularly spacious accommodation includes it's own entrance at ground level, a separate but inter-communicating sitting room and dining room with French doors and ramped access out from the dining area onto the communal gardens. A door from the dining room leads into the kitchen. Accessed off the entrance hall are two double bedrooms and a bathroom (set up as a shower room).

Surrounded by lovely communal gardens, the property also has the benefit of a useful external storage cupboard, garage in a block and unallocated residents/visitor parking.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 years from 25th December 1959
Service Charge	Approx. £140 per qtr plus buildings insurance
Ground Rent	£17 per annum

Situation

The property is ideally located in a favoured residential development within close walking distance of the town centre, Parish Church, Library and Nuffield Health Fitness & Wellbeing Gym.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of quality independent restaurants and pubs.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes.

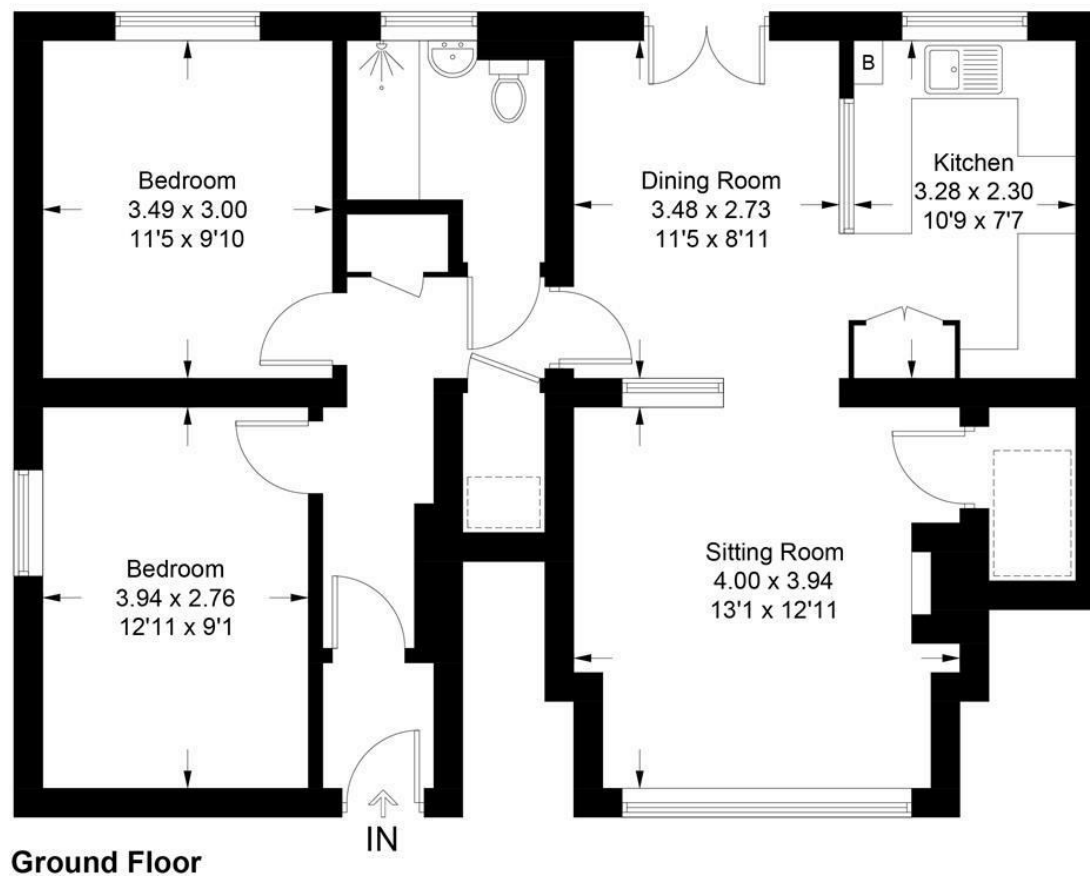
Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick International Airports. The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

There are numerous golf course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.



Approximate Gross Internal Area = 76.1 sq m / 819 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID1112065)
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