



**patrick
gardner**
RESIDENTIAL

Flat 16, Oak House Park View Road, Leatherhead, KT22 7GD

Price Guide £285,000



- TOP FLOOR APARTMENT WITH BALCONY
- TWO BEDROOMS
- OPEN PLAN KITCHEN/SITTING ROOM
- 132 YEAR UNEXPIRED LEASE
- WALKING DISTANCE TO STATION
- LIFT ACCESS
- TWO BATHROOMS
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO CHAIN

Description

This top-floor purpose-built flat enjoys high ceilings that add a sense of spaciousness and airiness. There are two bedrooms, including a master bedroom with its own en suite, and an additional separate shower room. The open-plan living space integrates the kitchen, dining, and lounge areas, creating a versatile and inviting environment. The large windows provide plenty of natural light, the living space opens up to a private balcony.

Adding to the appeal, the flat comes complete with allocated parking and also externally there are beautifully maintained communal gardens. The apartment also comes to the market with no onward chain.

Please note there is a schedule of works which are due to start in 2024/25. Please ask agent for more details.

Tenure

Leasehold

EPC

C

Council Tax Band

D

Lease

150 Years from 1st February 2006

Service Charge

Approximately £3,682.39 (01.10.24 - 30.09.25)

Ground Rent

£300 per annum reviewed every 21 years

Situation

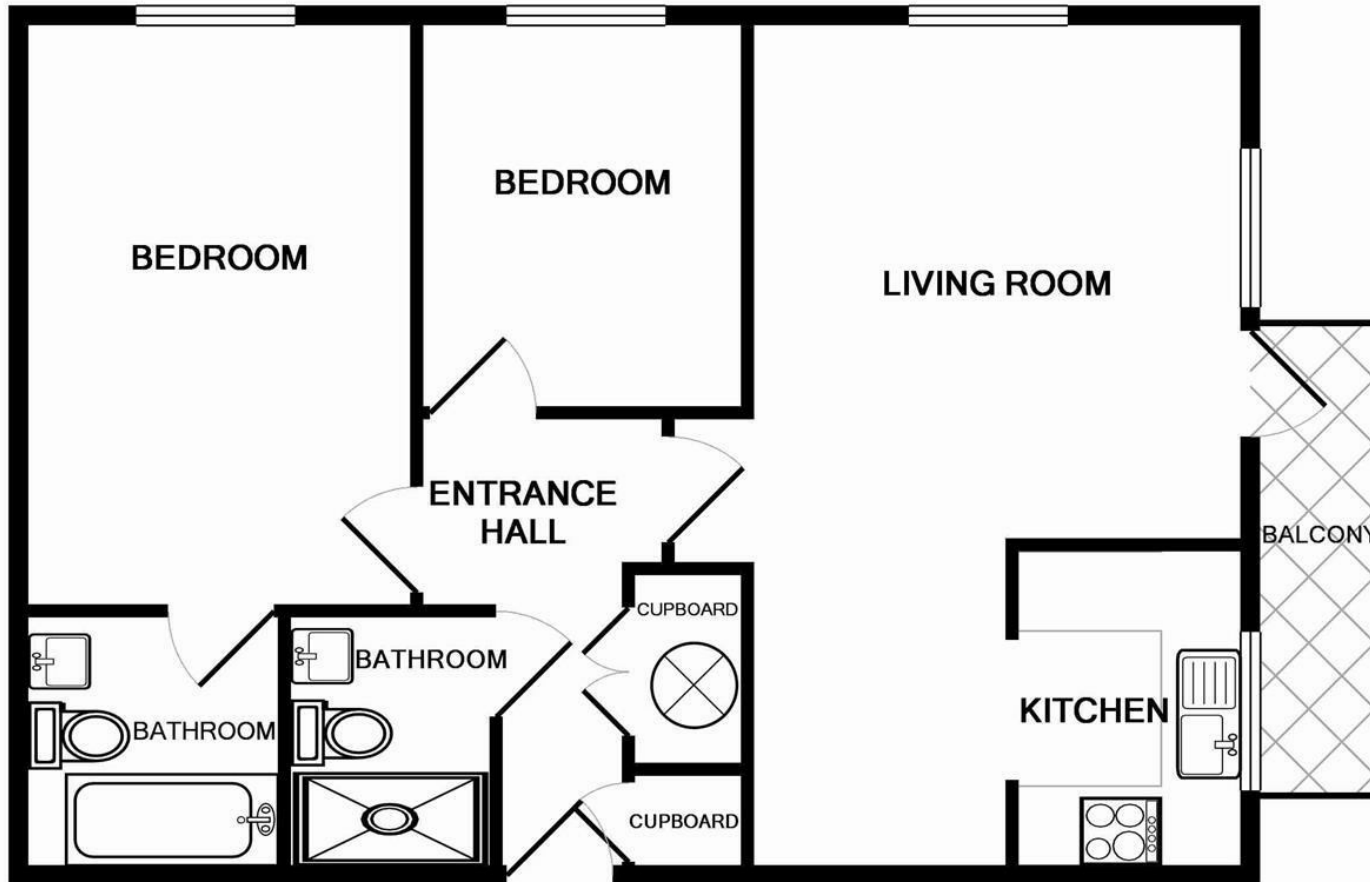
The property is conveniently located just over 10 minutes' walk from Leatherhead town centre where there are comprehensive shopping facilities including a Waitrose Local in Church Street, the Swan Shopping Centre, theatre, Nuffield Health Centre, and further leisure facilities at Fetcham Grove.

Leatherhead's position provides the ideal balance in terms of being on the edge of the North Downs whilst providing commuter links to London.

The area abounds in a wealth of glorious open, unspoilt countryside and is close to a number of National Trust properties for exploring on the weekends.

The mainline station offers frequent services to London Waterloo and London Victoria and easy access to the M25 which is just over half a mile away.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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