

4 LEWIS COURT



4 Lewis Court Highbury Drive, Leatherhead, KT22 7US

Price Guide £325,000



- GROUND FLOOR APARTMENT WITH BALCONY
- LOUNGE/DINING ROOM WITH BALCONY
- 2 BEDROOMS
- ALLOCATED PARKING
- EPC B AND COUNCIL TAX BAND D
- SOUTH-WEST ASPECT
- INTEGRATED APPLIANCES
- 2 BATHROOMS (ONE EN SUITE)
- OPEN PLAN FITTED KITCHEN
- WALKING DISTANCE TO TRAIN STATION

Description

This bright modern apartment is located in a most sought after development situated close to the town and station, featuring two double bedrooms, spacious lounge/kitchen and balcony.

Internally, a well-designed layout has created comfortable living to include two bedrooms with the main bedroom including a built in wardrobe and ensuite shower room. There is an impressive living area with wrap around balcony providing private outdoor space as well as a separate family bathroom. The fully fitted kitchen has integrated appliances including oven/hob, washing machine, fridge/freezer and dishwasher. There is also double glazing, gas central heating.

Other features include an allocated parking space, and well maintained landscaped grounds.

Highbury Drive can be found just off Randalls Road within walking distance of Leatherhead town centre & main line railway station.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	125 years from 29/09/2005
Service Charge	£2,289 (2024)
Ground Rent	£250 pa

Situation

Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre and cinema and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith.

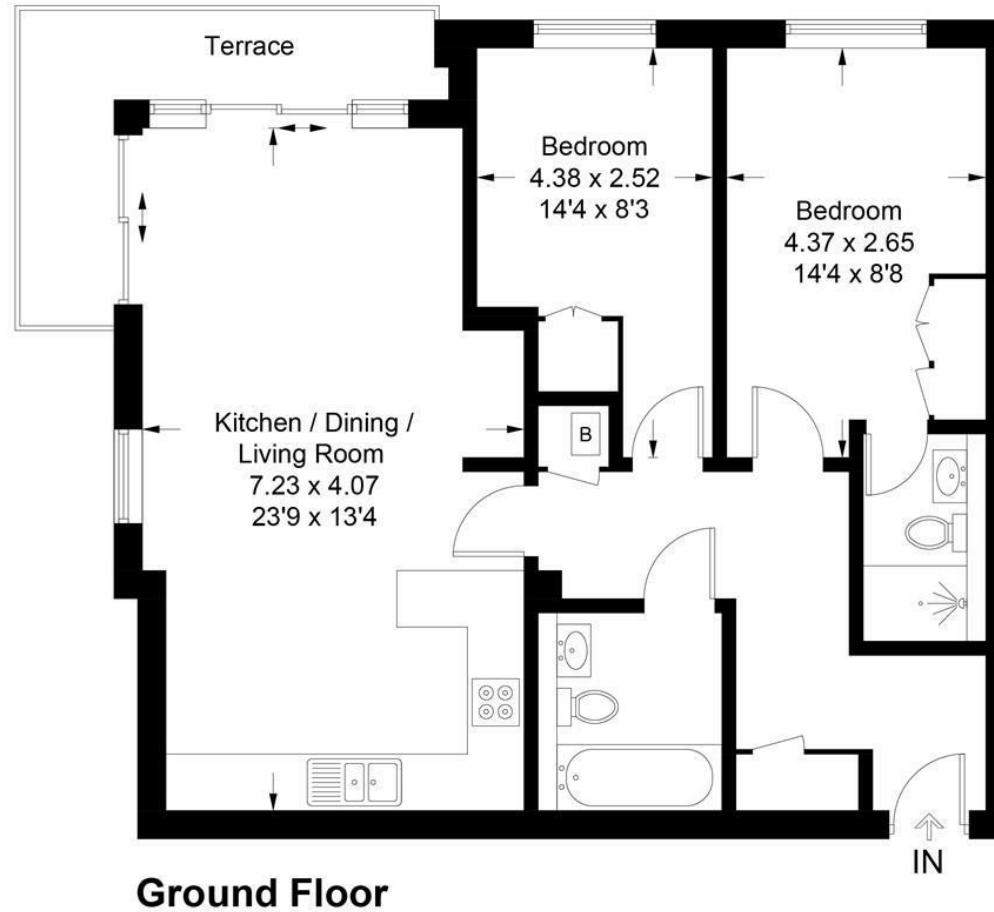
Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is just a few minutes walk away and offers services to London Waterloo, Victoria and London Bridge and Guildford.

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.



Approximate Gross Internal Area = 69.5 sq m / 748 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. (ID1135741)
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