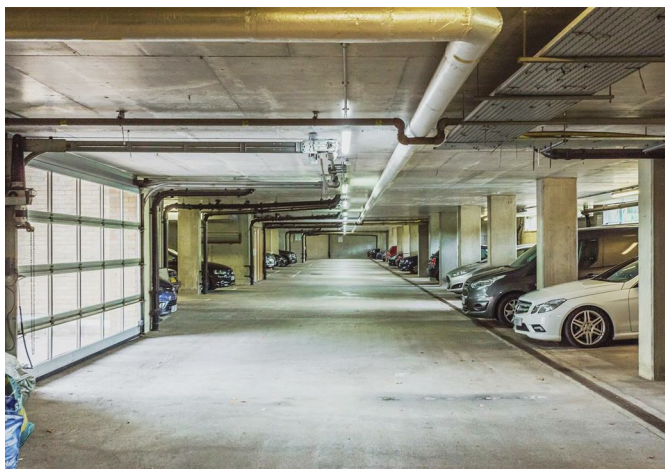


12 LEWIS COURT



Flat 12, Lewis Court Highbury Drive, Leatherhead, KT22 7US

Price Guide £349,950



- SUPERB TOP FLOOR APARTMENT
- LOVELY SOUTH WESTERLY VIEWS
- TWO BEDROOMS
- SITTING/DINING ROOM
- SHORT WALK TO STATION
- 759 SQ.FT PLUS 'WRAP ROUND' BALCONY
- UNDERGROUND PARKING
- TWO BATHROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- NO CHAIN

## Description

This superb two bedroom top floor apartment offers 759 sq.ft of beautifully presented (recently redecorated and recarpeted throughout) accommodation whilst enjoying secure underground car parking and a 'wrap around' balcony with lovely south westerly views

The hall includes coats and linen cupboards and leads to a double aspect kitchen/living/dining room with sliding doors to balcony on two sides. The lovely fitted kitchen has range of integrated appliances. There is a master bedroom with fitted wardrobes and en suite shower, a guest double bedroom with fitted wardrobes and guest bathroom. This top floor apartment also benefits from solar panel providing supplementary power.

Lewis Court consists of just 12 apartments, the communal areas are smart and well maintained and there is a lift direct from the underground car park to each floor. There is well lit access through the development to the station, avoiding main road. The grounds are beautifully kept, with manicured hedging, shaped lawns and lit paths. There is secure parking and communal bike store accessed via an electric roller garage door.

## Situation

Lewis 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 Downsends School whilst at nearby Mickleham is Box Hill School.

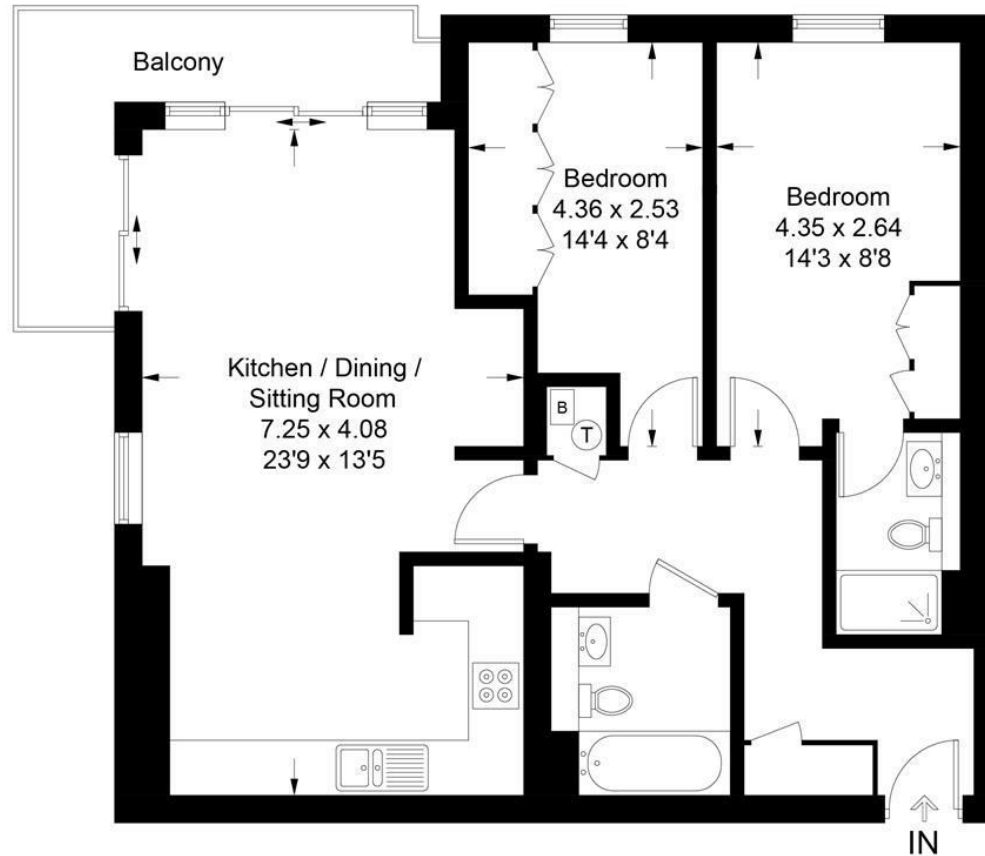
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

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.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	125 Years from 1st October 2005
<b>Service Charge</b>	£220 pcm (£2460 pa) incl. building insurance and water
<b>Ground Rent</b>	£250.00 pa (Rising £250 each 25 years to end of the lease)



Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



## Second 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. (ID1137611)

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