



11 Copperfield Court, Leatherhead, KT22 7LD

Price Guide £259,950



- TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- GOOD SIZED SEPERATE KITCHEN
- RESIDENT PERMIT PARKING
- LONG LEASE + SHARE OF FREEHOLD
- 754 SQ.FT. + GARAGE
- BATHROOM
- SITTING/DINING ROOM
- NO CHAIN
- SHORT WALK TO TOWN AND STATION

Description

This top floor flat offers 754 sq.ft of bright and spacious accommodation whilst enjoying a long lease and garage.

A newly carpeted communal entrance hall with stairs leads to a private front. A large reception hall gives way to two double bedrooms, bathroom, good sized kitchen and sitting/dining room with wide square bay looking over the front.

Outside, there is residents permit parking and garage situated in an adjacent covered block.

Tenure	Leasehold - Share of Freehold
EPC	E
Council Tax Band	C
Lease	999 years from 1973
Service Charge	£1536.56 per annum
Ground Rent	£0.00

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.

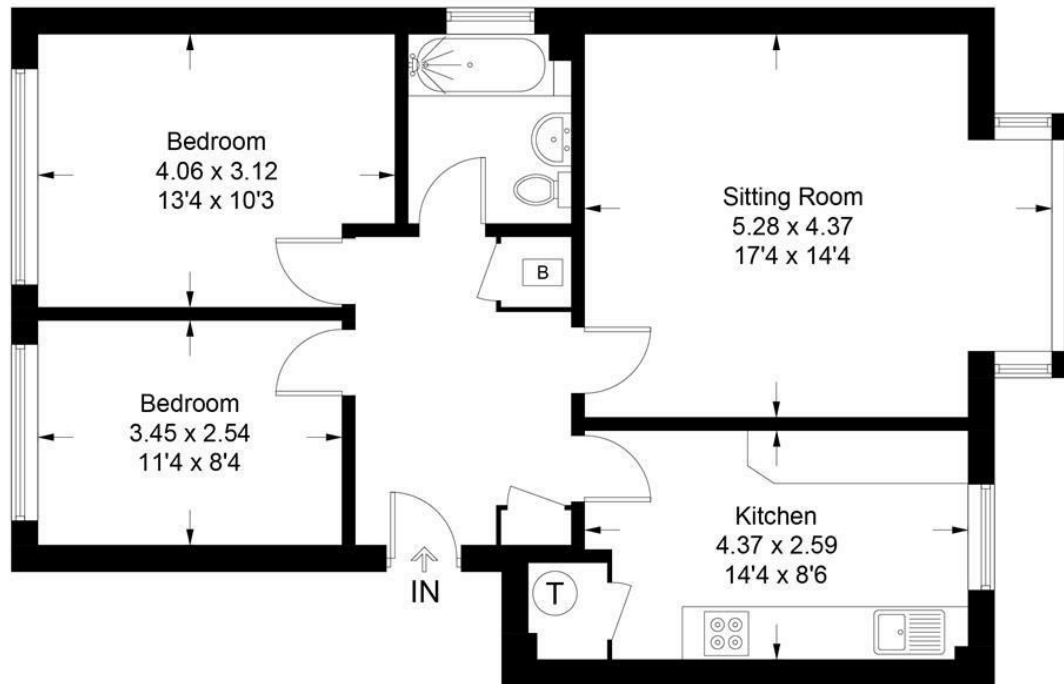
Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

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 convenient walk away and offers services to London Waterloo, Victoria and London Bridge and Guildford.

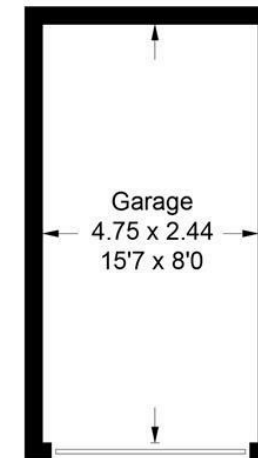
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 70.1 sq m / 754 sq ft
Garage = 11.6 sq m / 125 sq ft
Total = 81.7 sq m / 879 sq ft



Second Floor



(Not Shown In Actual
Location / Orientation)

Outbuilding

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. (ID1139913)

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