



**patrick
gardner**
RESIDENTIAL

16 Tregarthen Place, Garlands Rd, Leatherhead, Surrey, KT22 7XL

Price Guide £365,000



- STYLISH FIRST FLOOR APARTMENT
- 2 BEDROOMS (ONE EN-SUITE)
- SOUTH WEST FACING JULIET BALCONY
- INTEGRATED APPLIANCES
- AMPLE RESIDENT AND VISITOR PARKING
- 2 BEDROOMS WITH BUILT IN WARDROBES
- SPACIOUS SITTING/DINING ROOM
- MODERN FITTED KITCHEN
- SECURE GATED ENTRANCE
- SHARE OF THE FREEHOLD

Description

A really bright modern first class apartment which has been improved and redecorated by the present owner and offers two double bedroom/2 bathroom accommodation which is situated in a much favoured gated development which is within easy reach of the town centre and mainline railway station.

A large brick porch with entry phone system leads to a smart and spacious entrance hall with stairs leading up to a private front door. A good sized hall with two storages cupboards leads to a double aspect living/dining room featuring a Juliette balcony with attractive Westerly outlook over the delightful communal grounds. The lovely modern kitchen features white cabinets with integrated appliances including oven, induction hob, dishwasher and fridge/freezer.

The master bedroom has a range of fitted wardrobes and features a stylish fully tiled en-suite with large shower featuring glass block shower screen, chrome ladder towel rail and underfloor heating. The second double bedroom has a fitted wardrobe and the second bathroom includes a quality white suite with over bath shower and part tiled walls.

Outside, secure electric double gates open to an attractive block pavier driveway bordered by a wealth of mature trees and flower borders which leads to a lit parking area and pathways.



Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsland Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

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.

Tenure

Share of Freehold

EPC

C

Council Tax Band

F

Lease

125 Years from March 1993 + Share of the Freehold

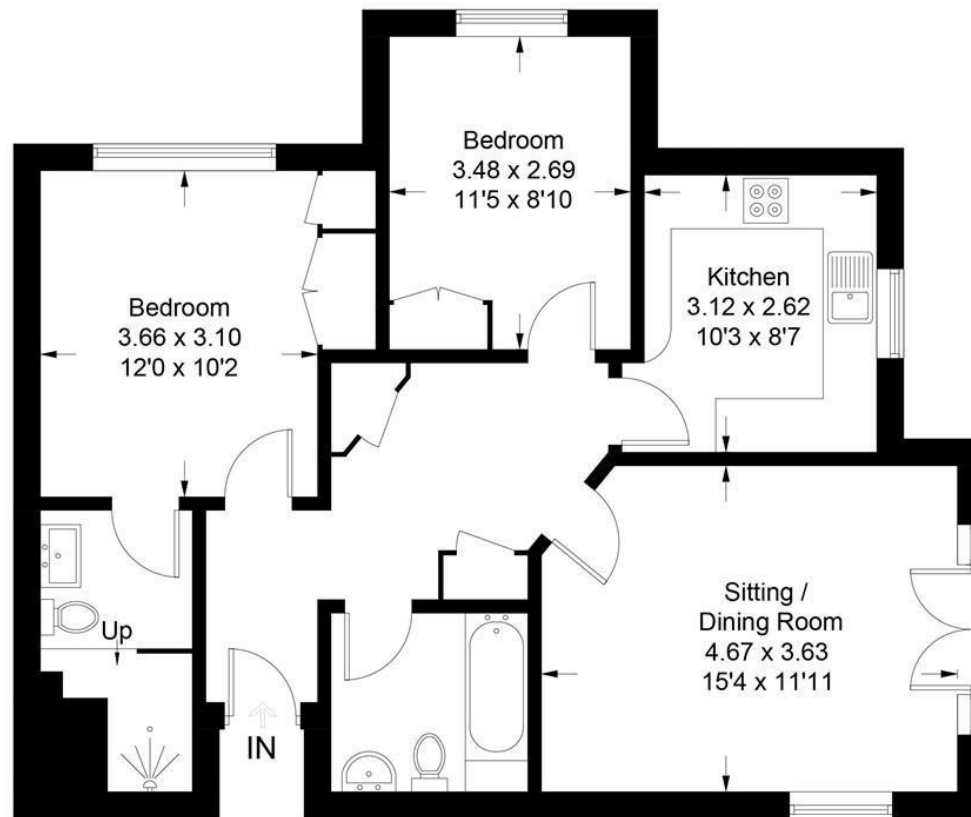
Service Charge

£2982.46 25th December 2023 - 24th December 2024

Ground Rent

£0.00

Approximate Gross Internal Area = 71.0 sq m / 764 sq ft



First 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. (ID875462)

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