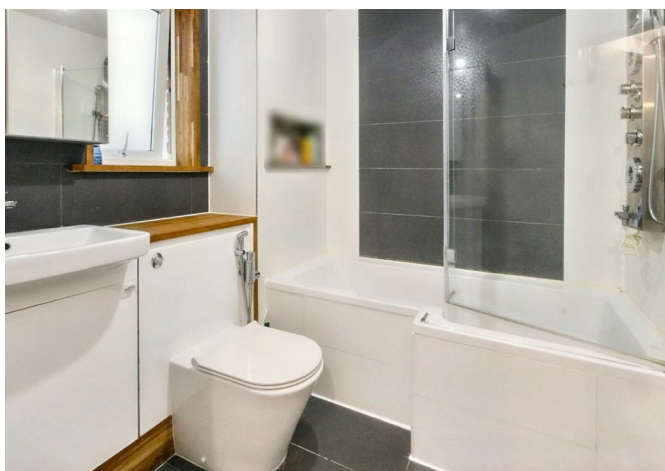




11 Birch Court Park View Road, Leatherhead, KT22 7GE

Price Guide £285,000



- TWO DOUBLE BEDROOMS
- BALCONY
- SHORT WALK TO STATION
- OPEN PLAN LAYOUT
- EPC RATING B

- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- INTEGRATED APPLIANCES
- COMMUNAL GARDEN
- CLOSE TO TOWN

Description

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

Internally, a well-designed layout has created comfortable living to include two bedrooms with the main bedroom being double aspect, impressive living area with large windows making the most of the lovely outlook beyond. The fully fitted kitchen features a large island and has integrated appliances including oven/hob, washing machine, fridge/freezer and dishwasher. There is also double glazing and gas central heating.

Other features include a private balcony, allocated parking space, and well maintained landscaped grounds.

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

*The increase in service charge was due to a required extraordinary charge for the replacement of all the fire doors in the building in keeping with the Fire Safety Act 2021.

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.

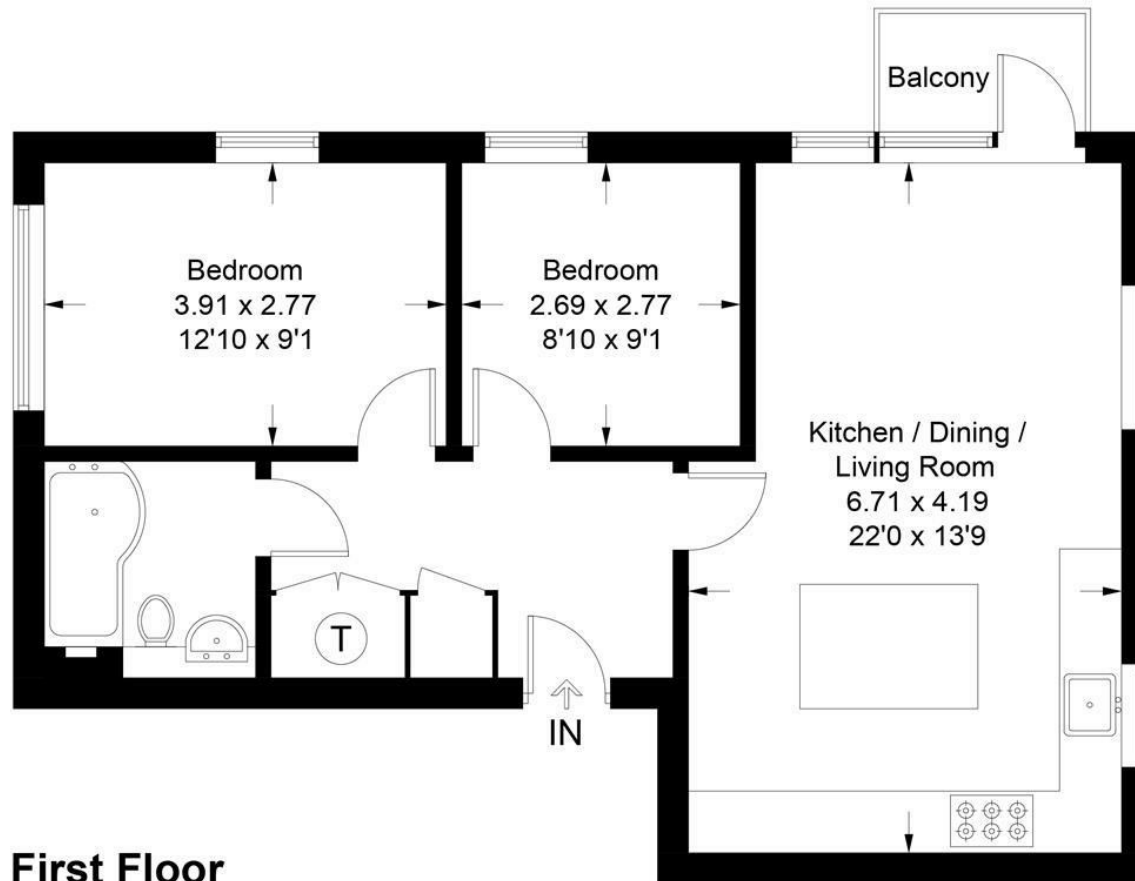
Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is just a convenient walk away and offers services to London Waterloo, Victoria and London Bridge and Guildford.

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.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	150 years from 2007 (132 remaining)
Service Charge	£2,061 (2023) - £2,977 (2024)*
Ground Rent	£300



Approximate Gross Internal Area = 59.6 sq m / 641 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. (ID1146637)

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