



Flat 3, Opus Court Kingston Road, Leatherhead, KT22 7UG

Price Guide £320,000





- GROUND FLOOR
- LUXURY BATHROOM
- COMMUNAL GARDENS
- FITTED WARDROBES
- ADVANTAGE BUILD WARRANTY
- 2 BEDROOMS
- SECURE VIDEO ENTRY SYSTEM
- EASY WALK TO STATION & SHOPS
- RESIDENTS PARKING
- HIGH CEILINGS

## Description

This almost new, two bedroom modern apartment is located on the ground floor in the sort after residence, Opus Court.

The apartment offers bright accommodation and there is an excellent double aspect living/dining area with modern fitted kitchen featuring an integrated fridge freezer, oven and dishwasher.

Both bedrooms are spacious and feature built in wardrobes with the main bedroom also providing useful shelving. The family bathroom offers a bath with shower over and stylish tiling gives the room a modern feel accompanied by the LED lighting.

Externally, there are well kept communal gardens to enjoy and an allocated parking space and the availability of electric charging points. There is also a video entry phone system.

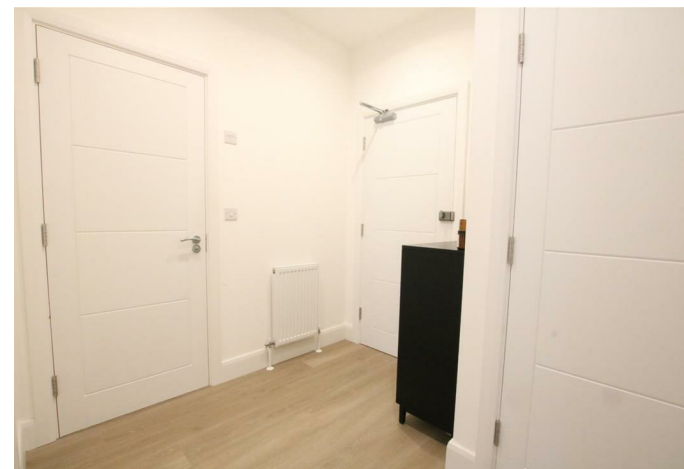
## Situation

Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre (shows films as well), farmers market and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith.

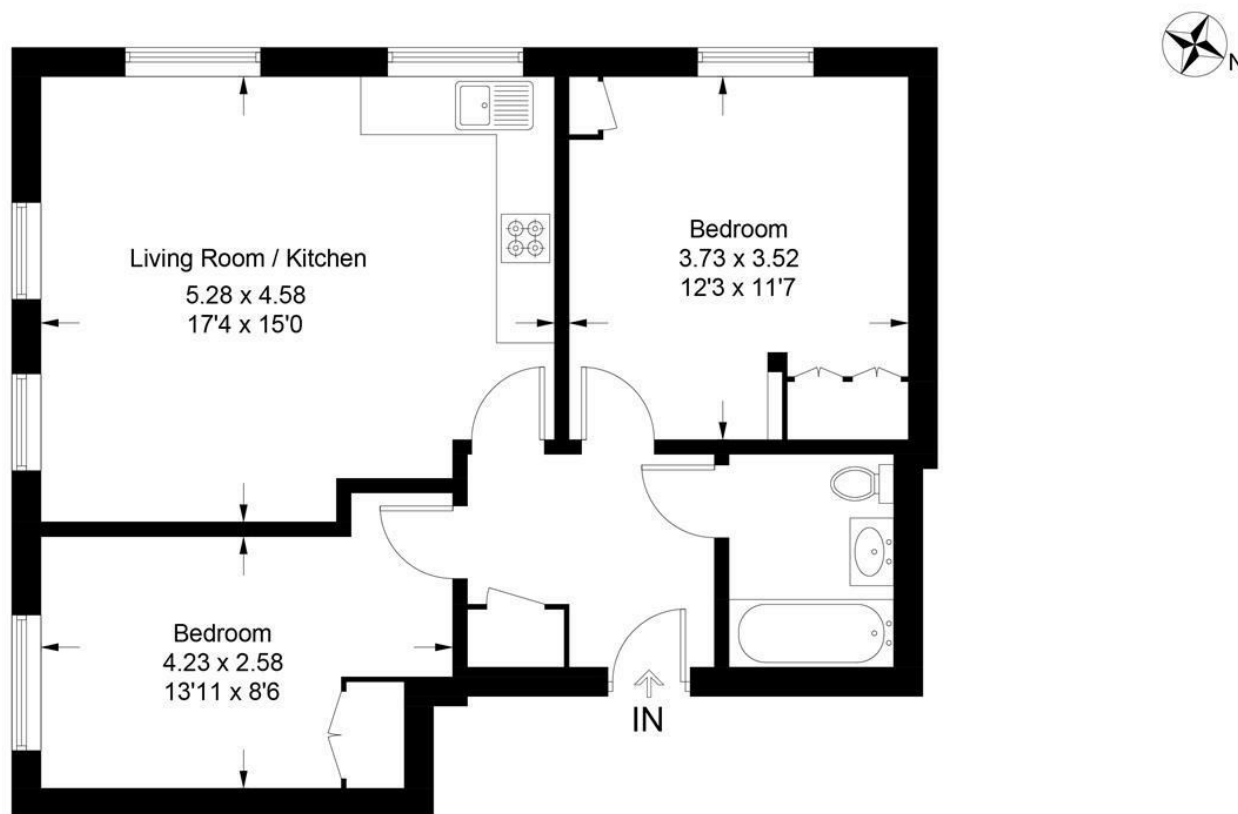
Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

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 about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	250 years from 2023 (249 remaining)
<b>Service Charge</b>	£1350
<b>Ground Rent</b>	Peppercorn



Approximate Gross Internal Area = 59.1 sq m / 636 sq ft



## Ground 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. (ID1147260)  
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