



6 Grantham House 11-15 North Street, Leatherhead, KT22 7AX

Price Guide £299,950





- 2ND FLOOR FLAT
- SECURE UNDERCROFT PARKING
- PRIVATE ENTRANCE HALL
- LARGE PRIVATE TERRACE
- SECOND BEDROOM

- LIFT ACCESS
- LONG LEASE - APPROX 188 YRS
- L-SHAPED LIVING ROOM/KITCHEN
- BEDROOM WITH E/S SHOWER ROOM
- FAMILY/GUEST BATHROOM

## Description

This 2 bedroom, 2 bathroom apartment enjoys a highly convenient location within the town centre. A secure communal front door and stairs with alternative lift leading to the 2nd floor. The accommodation benefits from large picture windows which makes for bright living space. The L-shaped living room enjoys a double aspect having distinct sitting and dining areas whilst the kitchen area offers an array of fitted base and eye level units and integrated appliances. Bedroom 1 has an ensuite shower room whilst bedroom 2 is served by a family bathroom. A particular feature of this flat is its large roof terrace where 'al fresco' entertainment can be enjoyed.

Further benefits include double glazing, gas central heating, a video entry phone system for the communal front door, underground parking space and also a private lockable basement store.

N.B. The photographs date from 2013 before the current tenant took occupation.

## Situation

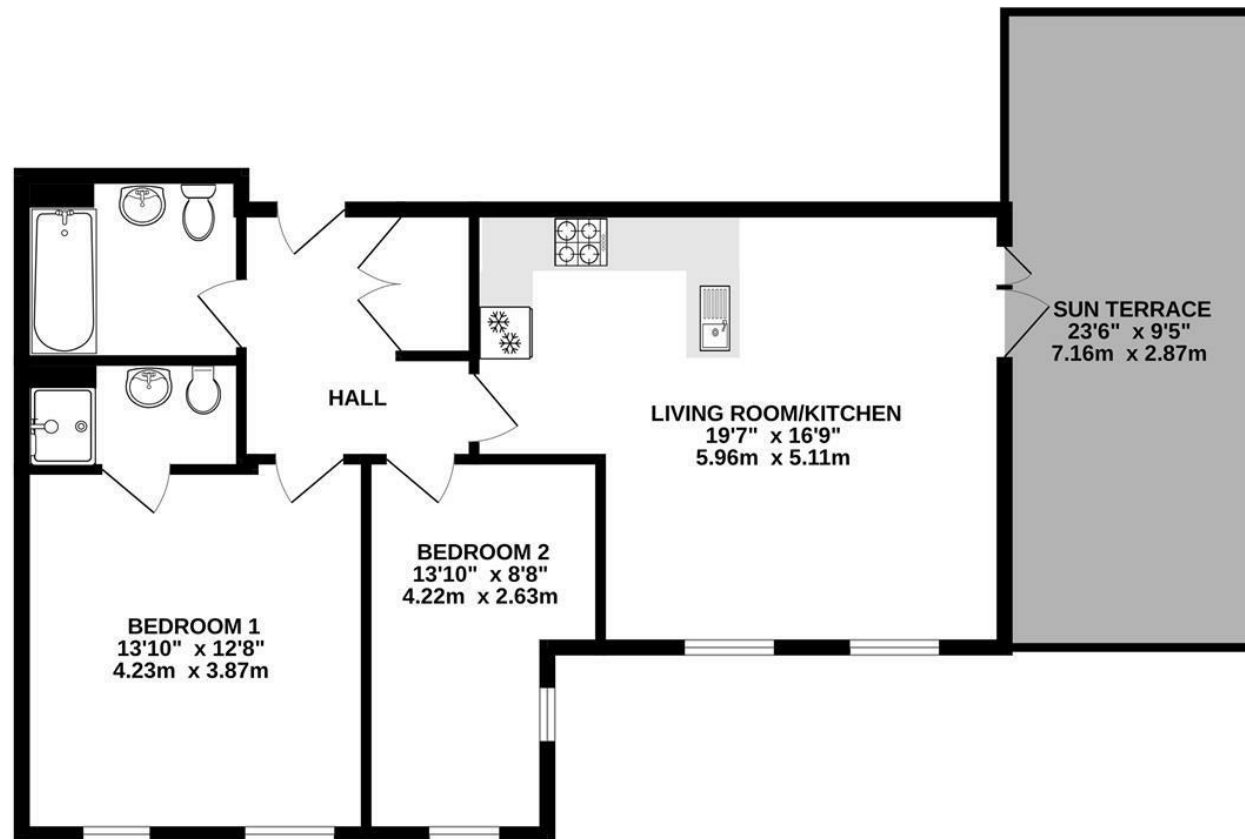
Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets and specialist shops.

Foodies are well catered for, with a varied selection of cafes, bars and restaurants. Leatherhead is superbly connected and is perfectly placed for travel to London by road and rail, with regular trains to London Waterloo and Victoria. Junction 9 (Leatherhead) of the M25 gives ready access to both Heathrow & Gatwick International airports.

|                         |                                                   |
|-------------------------|---------------------------------------------------|
| <b>Tenure</b>           | Leasehold                                         |
| <b>EPC</b>              | C                                                 |
| <b>Council Tax Band</b> | D                                                 |
| <b>Lease</b>            | 200 year lease from 29th September 2012           |
| <b>Service Charge</b>   | For the year ending 31st December 2024 - £3305.88 |
| <b>Ground Rent</b>      | £100 per annum.                                   |



GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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