



1 Fairfield Court Linden Road, Leatherhead, KT22 7JF

Price Guide £199,950

- ONE BEDROOM APARTMENT
- NEW 175 YEAR LEASE
- DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- GROUND FLOOR
- ALLOCATED PARKING SPACE
- PEPPERCORN GROUND RENT
- EN SUITE SHOWER ROOM
- SHORT WALK TO STATION & TOWN
- NO CHAIN

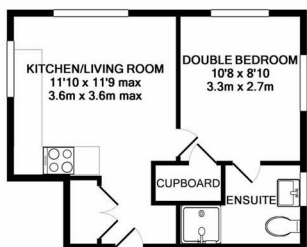
This modern one bedroom ground floor apartment is set in an ideal location between the town centre and mainline railway station making this an ideal investment or first time buy.

The accommodation comprises a hall with coats cupboard, modern open plan kitchen with built-in oven and microwave, living area and door to double bedroom with en suite shower room. There is an allocated parking space.

Fairfield Court is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station.

Leatherhead's mainline railway station offers access to Waterloo & Victoria and access south to Guildford & Dorking. M25 provides access to the motorway, Heathrow and Gatwick.

The area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.



<b>Tenure</b>	Leasehold
<b>Lease</b>	175 Years from 2024
<b>Service Charge</b>	£1270 (£635 payable in April and again in October).
<b>Ground Rent</b>	Peppercorn
<b>EPC</b>	D
<b>Council Tax Band</b>	B
<b>Buildings Insurance</b>	£308.00 pa (payable annually in April)



TOTAL APPROX. FLOOR AREA 321 SQ.FT. (29.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018



1-3 Church Street, Leatherhead, Surrey, KT22 8DN

**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com

**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

