



Flat 6, Chestnut Court Park View Road, Leatherhead, KT22 7GF

Guide Price £250,000



- TWO DOUBLE BEDROOMS
- ENERGY EFFICIENT (EPC B)
- WALKING DISTANCE TO TOWN CENTRE
- FITTED KITCHEN
- ALMOST NEW KITCHEN APPLIANCES
- ALLOCATED & VISITOR PARKING
- WALKING DISTANCE TO STATION
- OPEN PLAN SITTING/DINING ROOM
- 120 YEAR UNEXPIRED LEASE
- FAMILY BATHROOM

Description

This immaculate first floor apartment is situated in a popular development enjoying communal green space whilst internally has bright and spacious accommodation making an ideal first time buy or investment opportunity.

The accommodation includes, two double bedrooms, family bathroom with shower over bath, fully fitted kitchen, dining area and lounge with south west facing aspect. Features include two storage cupboards in the entrance hall as well as built in storage in the main bedroom. The kitchen has an almost new induction hob, fridge freezer, kitchen tap and washing machine installed by the current owners in 2023. The property has also been redecorated throughout.

Externally there is an allocated parking space and ample visitor spaces.

Tenure	Leasehold
EPC	B
Council Tax Band	D (tbc)
Lease	140 years from 01/10/2005 (120 years left)
Service Charge	£3,286.32
Ground Rent	£0

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.



Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



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. (ID1163758)
www.bagshawandhardy.com © 2025

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.

