



5 Maple Court Park View Road, Leatherhead, Surrey, KT22 7GA

Price Guide £295,000



- GROUND FLOOR APARTMENT
- PRIVATE DECKED TERRACE (S.W. FACING)
- KITCHEN WITH GRANITE WORK SURFACES
- ALLOCATED & VISITOR PARKING
- NO CHAIN
- TWO BEDROOMS
- DOUBLE ASPECT SITTING/DINING ROOM
- BATHROOM WITH WHITE SUITE
- SHORT WALK TO STATION
- 131 YEAR UNEXPIRED LEASE

Description

This delightful two bedroom ground floor apartment with outside space also enjoys arguably one of the best positions within the estate whilst a short walk of the station making an ideal first time buy or investment opportunity.

Well presented accommodation throughout includes 2 bedrooms, bathroom, open plan fitted kitchen and double aspect sitting/dining room.

Features include door from the sitting room to South West Facing decked terrace, double glazing, integrated kitchen appliances including oven, hob, fridge/freezer, washing machine and dishwasher, white bathroom suite, gas central heating, communal gardens and an allocated parking space.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	150 Years from 1st February 2006
Service Charge	£2977.56 1/10/24 - 30/9/25
Ground Rent	£300 pa

Situation

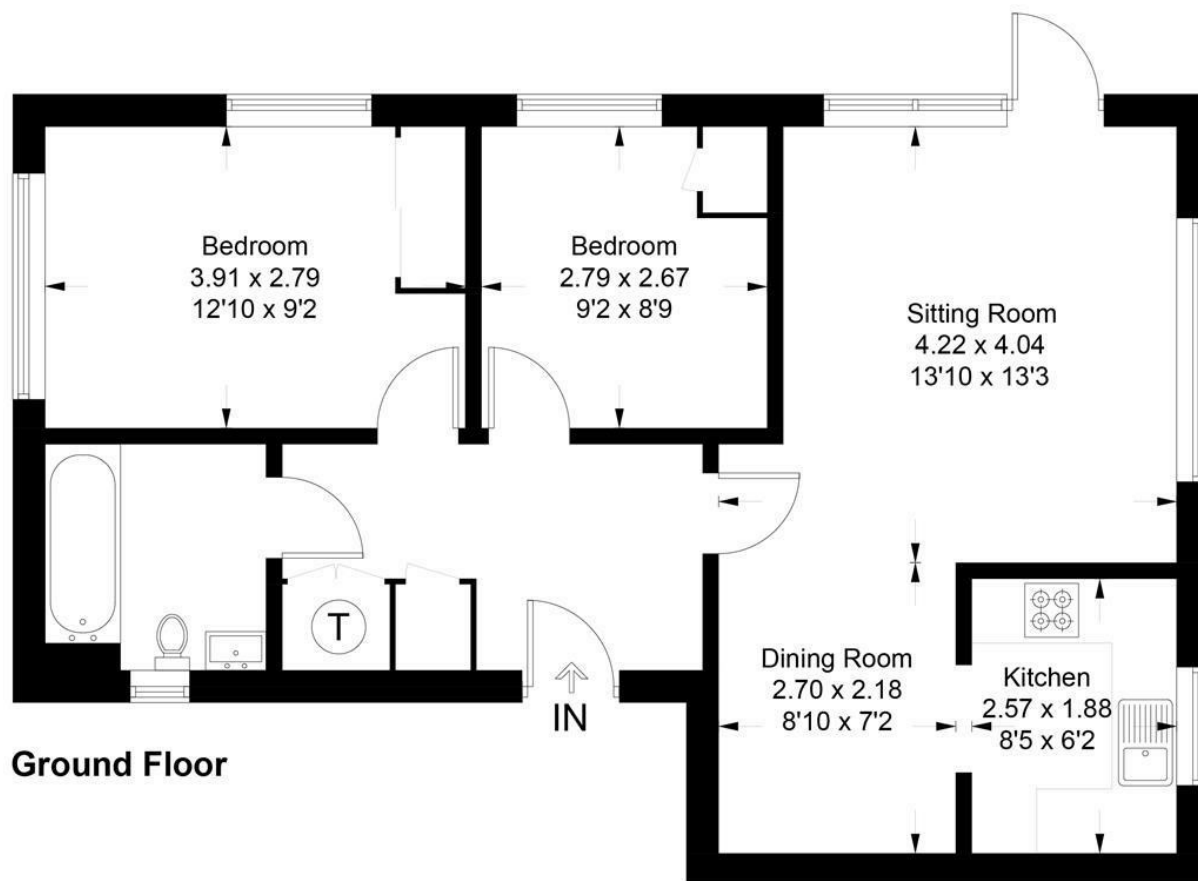
The property is conveniently situated about 15 minutes walk from Leatherhead town centre where there are a wide range of coffee shops, restaurants, Waitrose Local, Theatre, Gyms and Library.

Just 10 minutes' walk from the main line railway station with fast and frequent services to London Waterloo and Victoria. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Also within close proximity to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks.



Approximate Gross Internal Area = 60.5 sq m / 651 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. (ID1168880)
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