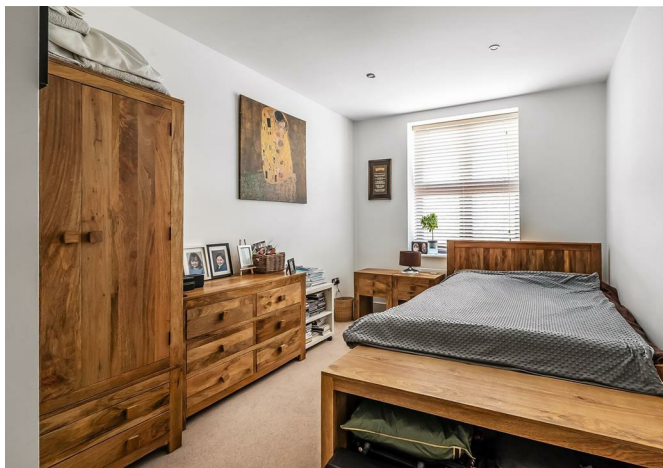




Flat 5, Grantham House North Street, Leatherhead, KT22 7AX

Price Guide £345,000





- LARGE FIRST FLOOR APARTMENT
- UNDERGROUND CAR PARKING
- 888 SQ.FT + BALCONY
- LARGE PRIVATE TERRACE
- SECOND BEDROOM
- LIFT ACCESS
- LONG LEASE - APPROX 187 YRS
- OPEN PLAN LIVING ROOM/KITCHEN
- BEDROOM WITH E/S SHOWER ROOM
- FAMILY/GUEST BATHROOM



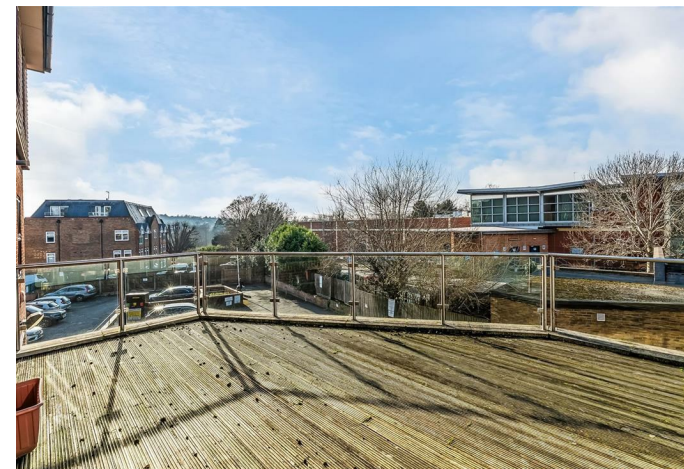
## Description

This large 888 sq.ft + balcony two bedroom, two bathroom apartment enjoys a highly convenient location within the town centre. A secure communal front door and stairs with lift leading to all floors including the secure underground parking area.

The accommodation benefits from large picture windows which makes for bright living space. The open plan living room enjoys a large sitting and dining area whilst the kitchen area offers an array of fitted base and eye level units and integrated appliances. Bedroom one has an ensuite shower room whilst bedroom two is served by a family bathroom.

A particular feature of this apartment is its large west facing 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.



## Situation

Ideally located in the centre of Leatherhead, Grantham House is within walking distance of the River Mole, Waitrose, Parish Church, three Gym's and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general 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.

### Tenure

Leasehold

### EPC

C

### Council Tax Band

D

### Lease

187 Years Remaining

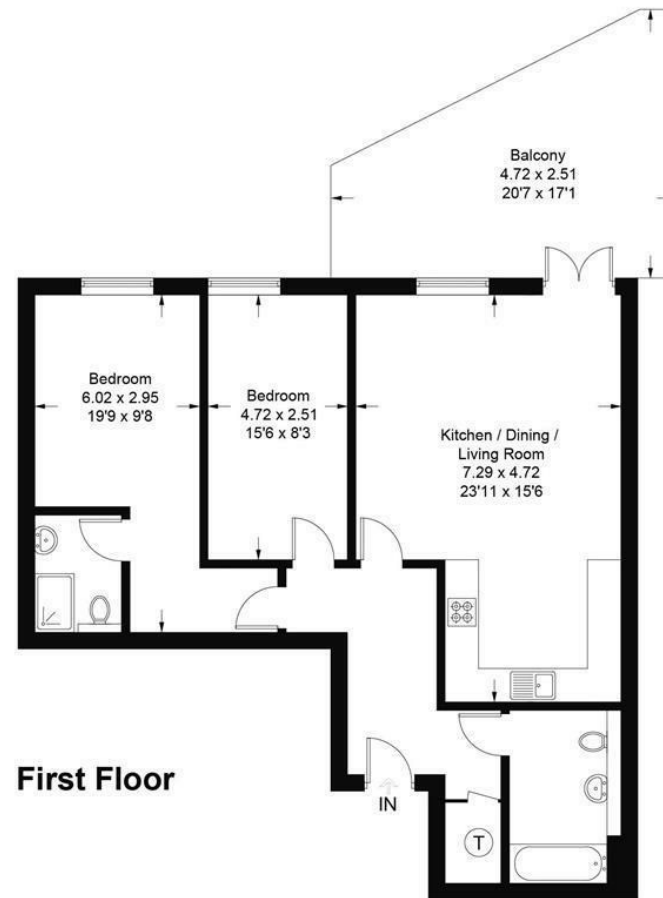
### Service Charge

£3,000 per annum

### Ground Rent

£100 per annum

Approximate Gross Internal Area = 82.5 sq m / 888 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. (ID801653)  
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