



9 Campbell Court Dorking Road, Leatherhead, Surrey, KT22 8HS

Price Guide £585,000





- SUPERB TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SOUTH WEST FACING BALCONY
- SITTING/DINING ROOM
- UNDERCROFT PARKING
- SHARE OF THE FREEHOLD + 999 YEAR LEASE
- SPLENDID ELEVATED RIVER VIEWS
- SHORT WALK TO TOWN
- JUST UNDER 1000 SQ.FT.
- NO CHAIN



## Description

Built by Octagon Homes in the mid 80's on the site of the home of the late Donald Campbell, this superb top floor apartment has an enviable position within the development whilst also enjoying a simply wonderful South West facing river view backdrop.

Beautifully presented throughout, an 'L' shaped reception hall has three storage cupboards and access to the loft space, there is a 20' living/dining room with private balcony offering 180 degree views, two double bedrooms (one ensuite), guest shower room and fitted kitchen with river views and return door to the balcony. On the communal top floor landing there is a private luggage storage cupboard.

Outside, there is a communal private terrace and lawn with 100 metre river frontage. Within the covered parking area is a residents' workshop.

<b>Tenure</b>	Share of the Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F
<b>Lease</b>	999 Year lease from 2023
<b>Service Charge</b>	£3,600 pa (£1,800 paid half yearly)
<b>Ground Rent</b>	£0.00 pa



## Situation

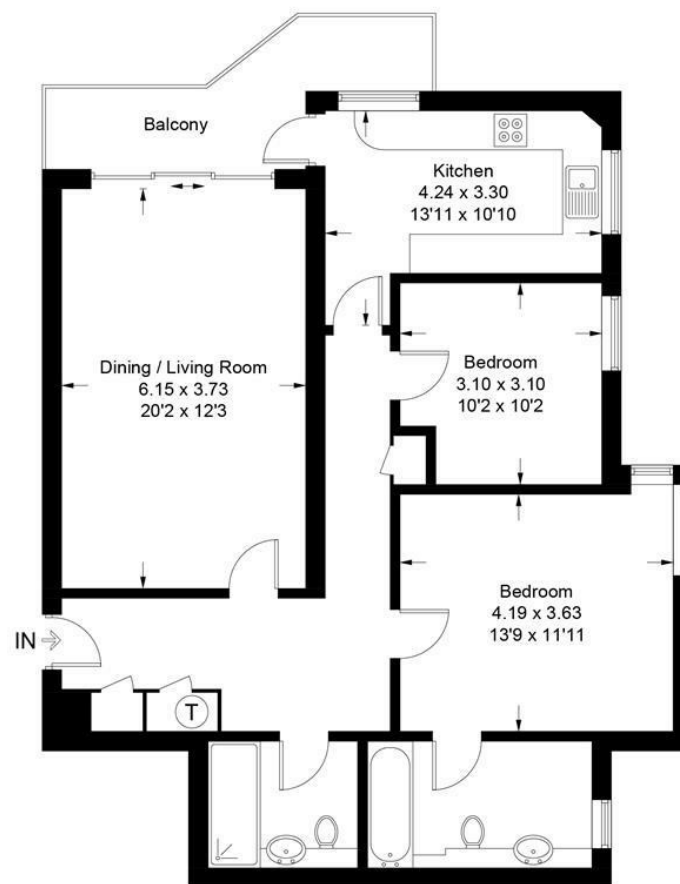
Located on the very popular south side of Leatherhead, the property is located within a five minute walk the town centre, Leatherhead Theatre (also used as a cinema) Leisure Centre, Indoor Bowling Club, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft



### Second 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. (ID1176304)  
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