



13 Kingston Square Buffers Lane, Leatherhead, KT22 7XP

Price Guide £265,000





- GROUND FLOOR FLAT
- LARGE LOUNGE/DINING ROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WHITE BATHROOM SUITE
- ALLOCATED AND VISITOR PARKING
- WELL APPOINTED
- DIRECT ACCESS TO GARDEN
- 2 DOUBLE BEDROOMS WITH EN SUITE TO BEDROOM 1
- ELECTRIC HEATING AND DOUBLE GLAZING
- SOUTH-EAST ASPECT



## Description

Presented in excellent order throughout. This ground floor two bedroom flat has two bathrooms with one being an en-suite. There is a large lounge/dining room with a sliding door out into the garden.

It has a high level of appointment with double glazing and electric central heating. Features include a superb oak finish fitted kitchen with integrated appliances.

Externally there is allocated parking and visitors spaces.

<b>Tenure</b>	Leasehold
<b>EPC</b>	D
<b>Council Tax Band</b>	D
<b>Lease</b>	979 Years remaining
<b>Service Charge</b>	£2316 Per annum (Paid half yearly)
<b>Ground Rent</b>	£250 Per annum

## Situation

There are some handy local shops nearby and Tesco at the top of Kingston Road, whilst Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

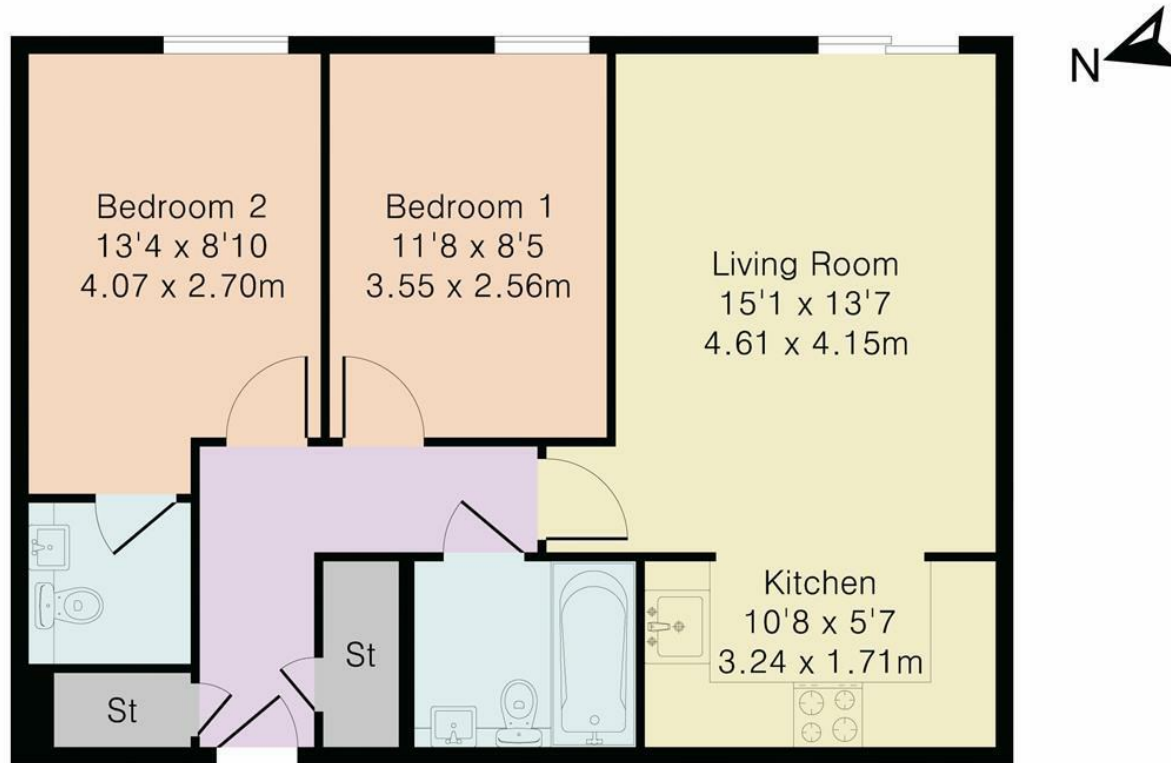
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School (located at the end of Dilston Road), both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsends School, City of London Freeman's School in Ashted.

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 Box Hill.



## Approximate Gross Internal Area 616 sq ft - 57 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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