20 Linden Court, Leatherhead, Surrey, KT22 7JG

Price Guide £365,000

- GROUND FLOOR MASIONETTE
- OPEN PLAN KITCHEN/DINING ROOM
- BATHROOM
- COMMUNAL GARDENS
- LONG LEASE & LOW OUTGOINGS
- 2 DOUBLE BEDROOMS
- SEPARATE SITTING ROOM
- DOORS ONTO PATIO
- GARAGE IN BLOCK
- CLOSE TO TOWN CENTRE

Description

A spacious (775 sq.ft) ground floor maisonette in a highly convenient position being just a 'stones throw' from Leatherhead High Street and short walk from Waitrose, the Swan Centre, library and many boutique coffee shops and restaurants.

Refurbished in 2014 (heating, plumbing and electrics all replaced) and with the benefit of solid oak internal doors throughout, double glazing and gas central heating, the accommodation includes an open plan kitchen/dining room with doors onto patio. Internal double doors separate the sitting room and dining room.

There are 2 double bedrooms, both with built in wardrobes/cupboard and bathroom with white suite including over bath shower.

French doors lead from the dining area onto a small patio area and there are well maintained lawned communal gardens to front and rear, residents' parking and garage in nearby block.

N.B. The property is presently tenanted.

Situation

Leatherhead town offers a comprehensive range of shopping facilities, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

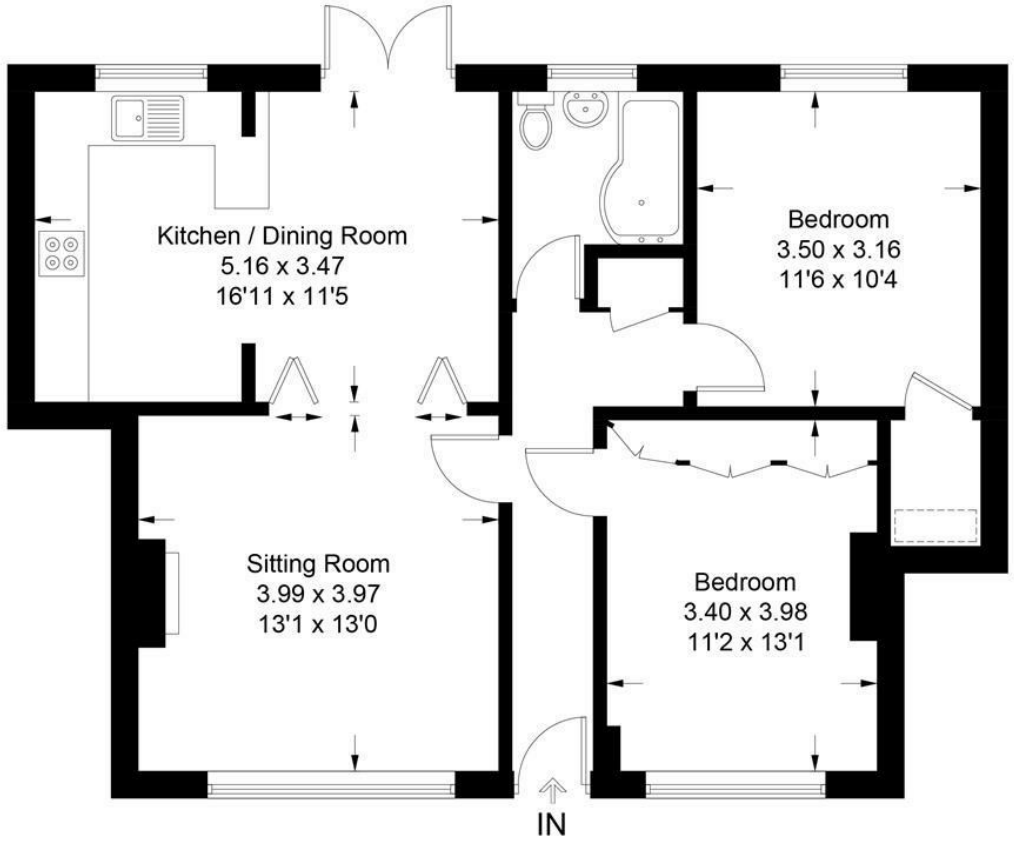
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports. The main line railway station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

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.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	998 years from 27th June 1960
Service Charge	£579.68 for the year ending 31st December 2025
Ground Rent	£17 per annum

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 72.0 sq m / 775 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. (ID1182680)

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