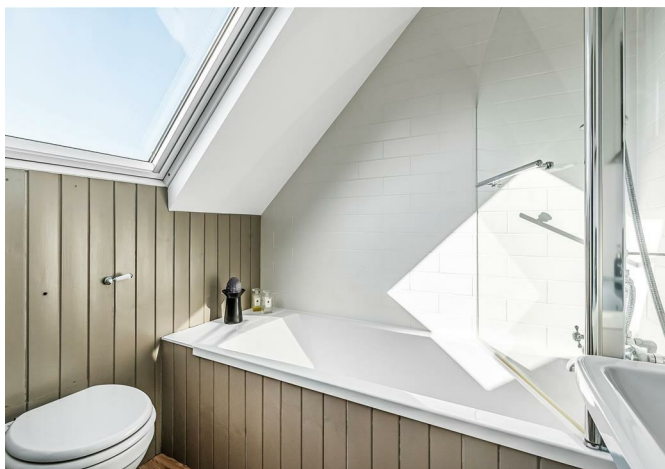




Flat 5, Devonshire House, 66 Church Street, Leatherhead, KT22 8DP

Price Guide £375,000



- SUPERB DUPLEX APARTMENT
- TWO EN SUITES
- KITCHEN WITH NEFF APPLIANCES
- UTILITY CUPBOARD
- CONSERVATION AREA
- TWO DOUBLE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- ALLOCATED PARKING
- 118 YEAR LEASE
- NO CHAIN

Description

This stylish two double bedroom duplex apartment is set in Leatherhead's conservation area whilst enjoying allocated parking and 118 year lease.

Offered with no chain, the well appointed accommodation includes a reception hall with useful under stairs utility cupboard, fitted kitchen with integrated Neff appliances, sitting/dining room and two double bedrooms both with en suites.

The communal hall is well maintained, there is secure door entry system, alarm to property and private allocated parking. There are also three years remaining on the Warranty

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	125 Years from 1st January 2018
Service Charge	£2,420.00 pa - 1st January 25 - 31st December 25
Ground Rent	£350.00 pa - doubling every 24 years until the end of the lease

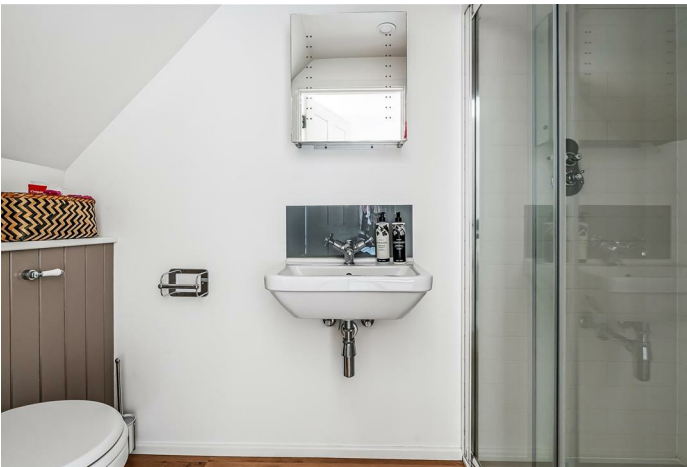
Situation

Devonshire House is within a stones throw of the town centre, Waitrose, Parish Church, Nuffield Gym and a 5-10 walk of Leatherheads mainline station.

The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

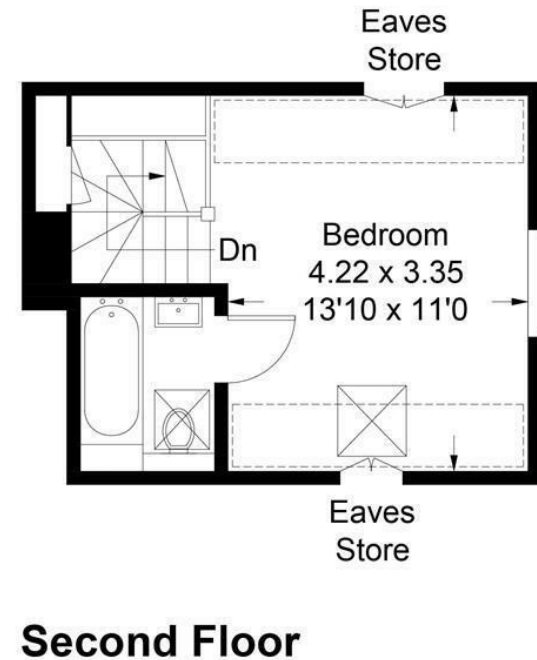
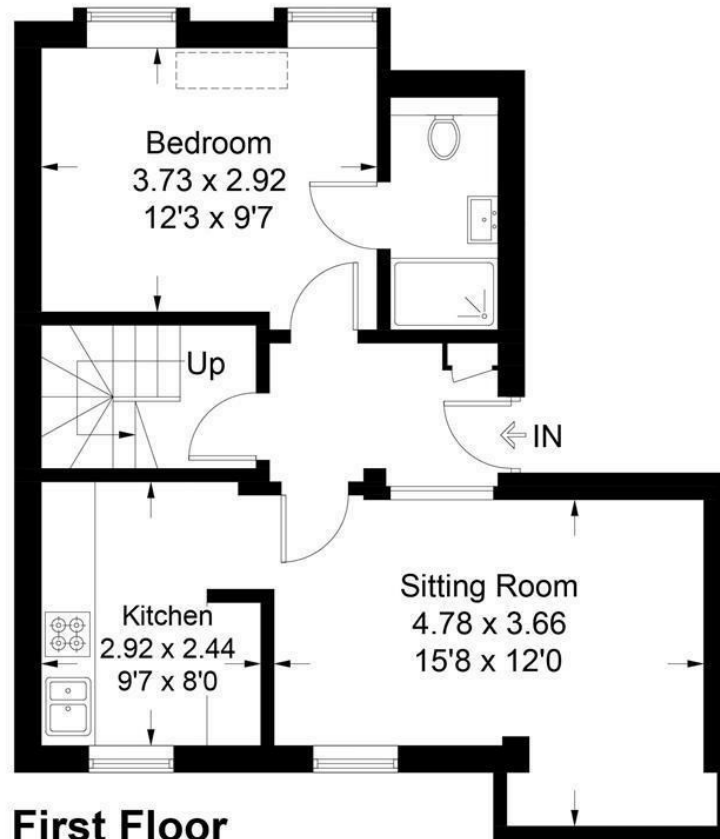
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.



Approximate Gross Internal Area = 69.3 sq m / 746 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID433933)
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