



25 Linden Court, Leatherhead, KT22 7JG

Price Guide £330,000



- SPLIT LEVEL MAISONETTE
- KITCHEN/DINER
- GARAGE
- IDEAL TOWN CENTRE LOCATION
- SERVICE CHARGE £144 PER QUARTER
- ORIGINAL PARQUET FLOORING
- 2 BEDROOM
- NO CHAIN
- LONG LEASE
- CLOSE TO MAINLINE STATION

Description

In an ideal location just across the road from Leatherhead High Street, this spacious 2 bedroom split level maisonette offers the opportunity for a buyer to create a lovely home.

Situated over 3 floors with particularly spacious accommodation which includes own entrance at ground level, stairs lead to the first floor where there is a large living room with south west facing aspect to the front, separate dining area with balcony and outlook over the communal gardens and kitchen with fitted cupboards and free standing/built in appliances.

On the top floor are 2 very good double bedrooms and a modern shower suite.

Surrounded by lovely communal gardens, the property also has the benefit of a garage in a block and further residents parking.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Tenure

Leasehold

EPC

C

Council Tax Band

D

Lease

933 years remaining

Service Charge

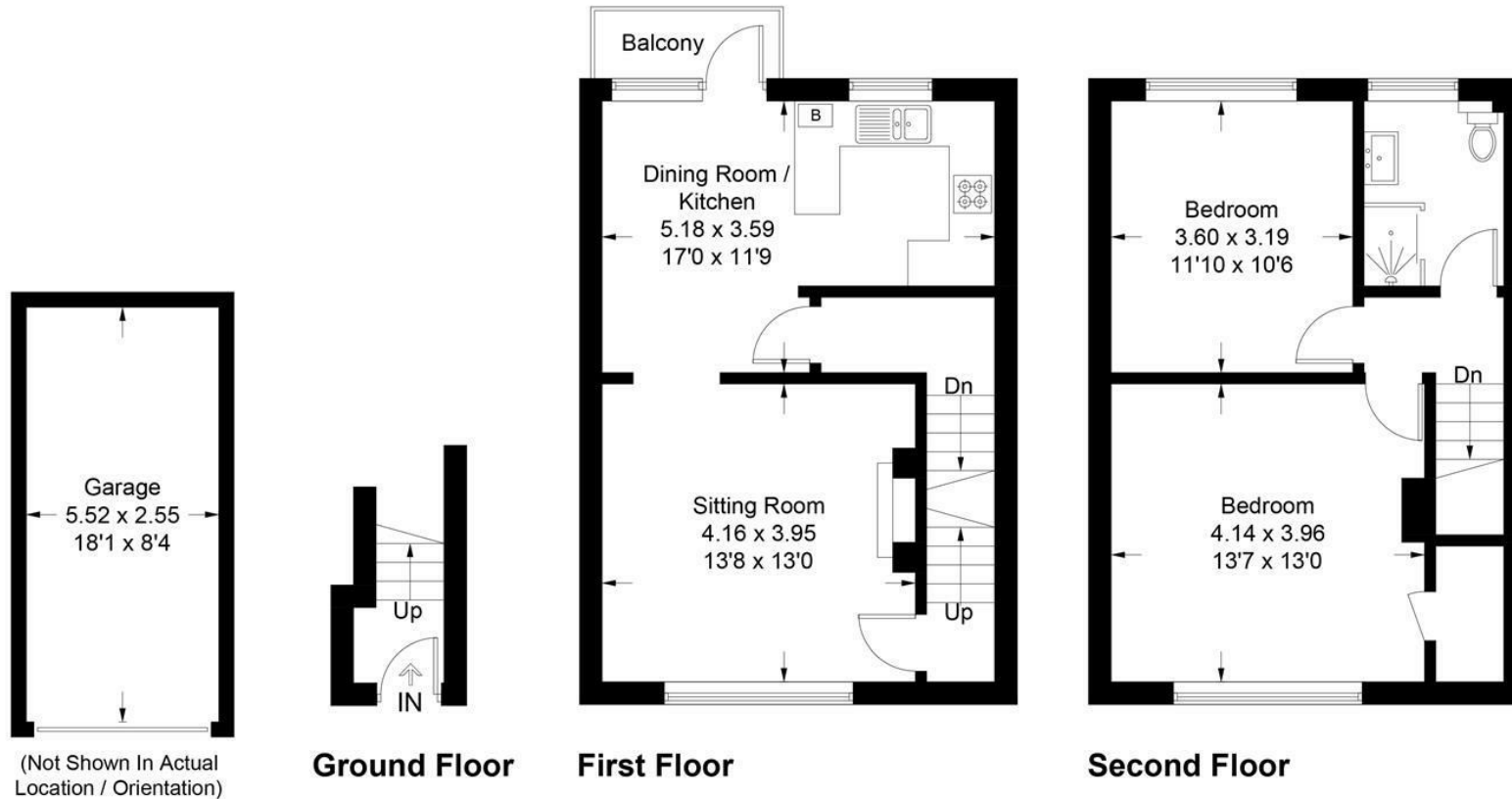
£144.92 per quarter plus buildings insurance

Ground Rent

£17 per annum



Approximate Gross Internal Area = 82.4 sq m / 887 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 96.4 sq m / 1038 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. (ID1192066)

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