



21 Waterfields, Leatherhead, KT22 7XB

Price Guide £185,000





- GROUND FLOOR MAISONETTE
- OPEN PLAN LOUNGE WITH KITCHEN
- COMMUNAL GARDENS
- IDEAL FIRST TIME BUY OR INVESTMENT
- CAVITY WALL INSULATION

- LARGE DOUBLE BEDROOM
- OWN FRONT DOOR
- NO CHAIN
- REASONABLE SERVICE CHARGE
- CLOSE TO TOWN

## Description

This bright and spacious (477 sqft) ground floor maisonette presents a great opportunity for a first time buyer or investor.

The accommodation comprises of an entrance hall leading to a white bathroom suite, a good sized double bedroom with built in storage, a fitted kitchen with built in oven and electric hob and a lounge/dining area.

The property has an up to date electrical installation condition report and gas safety test. The boiler is Worcester Bosch and is regularly serviced.

This property is being sold with no chain.

<b>Tenure</b>	Leasehold
<b>EPC</b>	E
<b>Council Tax Band</b>	B
<b>Lease</b>	84 Years Remaining
<b>Service Charge</b>	£879.32 pa
<b>Ground Rent</b>	£10 pa



## Situation

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.

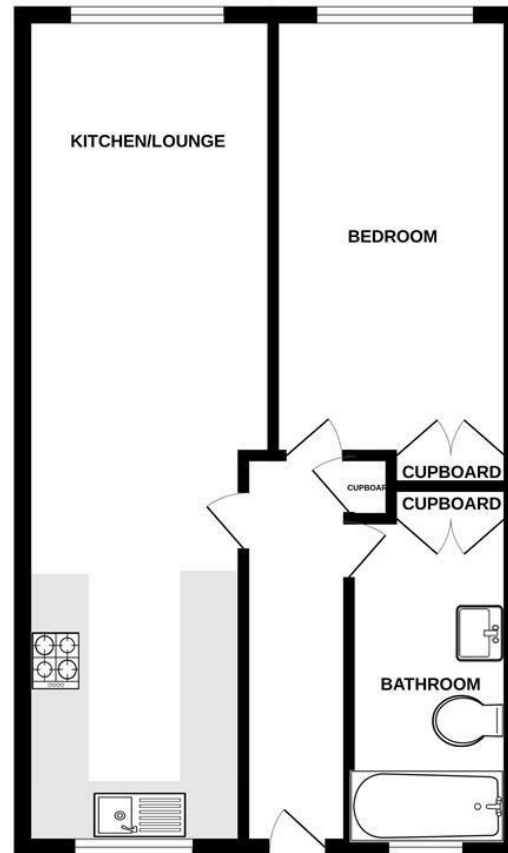
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area including for older children, St Andrew's RC School and Therfield Secondary School.

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.



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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