



83 Windfield, Leatherhead, KT22 8UJ

Price Guide £299,950



- GROUND FLOOR APARTMENT
- 940 YEAR LEASE
- COMMUNAL COURTYARD GARDEN
- IDEAL FIRST TIME BUY
- CLOSE TO TRAIN STATION
- GARAGE IN BLOCK
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- CLOSE TO TOWN CENTRE
- REASONABLE SERVICE CHARGE

Description

This spacious ground floor flat comes to the market as an ideal first time buy or downsizer and has been well looked after by the current owners.

Internally there is an inviting entrance hall, large sitting room (15'4 x 11'10), two double bedrooms both with built in wardrobes, family bathroom and a kitchen breakfast room.

Externally are attractive and well screened communal gardens and an inner courtyard garden. There is also a garage in a block.

Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	940 years remaining
Service Charge	£1,596 pa
Ground Rent	£25 pa

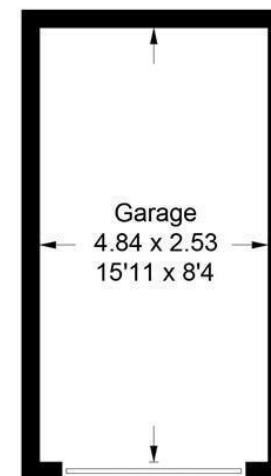
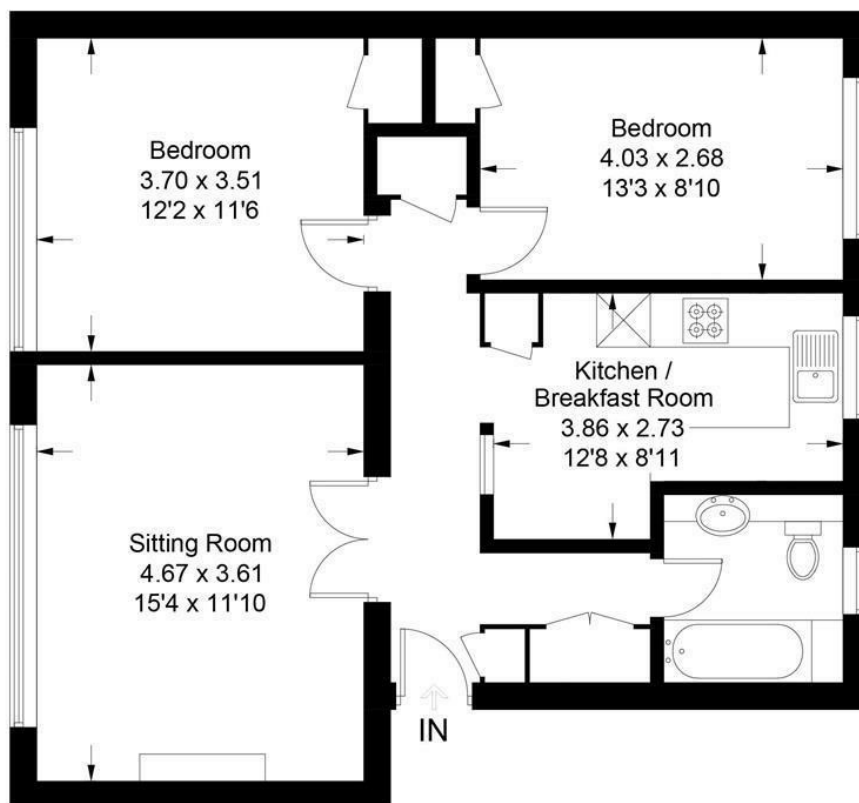
Situation

Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre (shows films as well), farmers market and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith. Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.



Approximate Gross Internal Area = 68.9 sq m / 742 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 81.3 sq m / 875 sq ft



(Not Shown In Actual
Location / Orientation)

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. (ID741987)

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