



**patrick  
gardner**  
RESIDENTIAL

174a Kingston Road, Leatherhead, Surrey, KT22 7PZ

Price Guide £250,000



- FIRST FLOOR FLAT
- LIVING ROOM
- DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- 90 YEAR LEASE & LOW OUTGOINGS
- ENTRANCE HALL
- CONTEMPORARY STYLE KITCHEN
- MODERN BATHROOM
- TWO GARAGES & 2 PARKING SPACES
- PART BOARDED LOFT SPACE

## Description

This first floor flat, being just one of four flats in the block, is presented in good order with large windows making for light and airy space.

An entry phone system (ideal for vetting visitors) lets visitors into the communal hall where stairs lead to a communal landing with private front door into a private entrance hall off which is a good sized sitting room, with separate kitchen, a double bedroom and modern bathroom. Benefits include gas fired central heating, double glazing and access to the loft providing for additional storage space.

The kitchen is fitted in a modern style with space for appliances (available to purchase) and has a window overlooking the side communal drive. The bathroom which also has a window is completed with a fashionable suite featuring contemporary tiling.

Externally, there is a private garden, built in store cupboard, whilst the front garden is a communal space and maintained as part of the monthly service charge.

Unusual to find with a flat are the two single garages which are set at the end of the driveway.

The service charge covers maintenance of the side drive, the front garden, decoration/cleaning of common parts and buildings insurance.



## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose 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. Nearby and within just a short walk is a Tesco superstore.

The main line railway station is about 20 minutes' walk 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 north of Leatherhead and provides access to the motorway together with Gatwick and Heathrow Airports.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.

### Tenure

Leasehold

### EPC

C

### Council Tax Band

B

### Lease

125 year lease from 10th September 1990

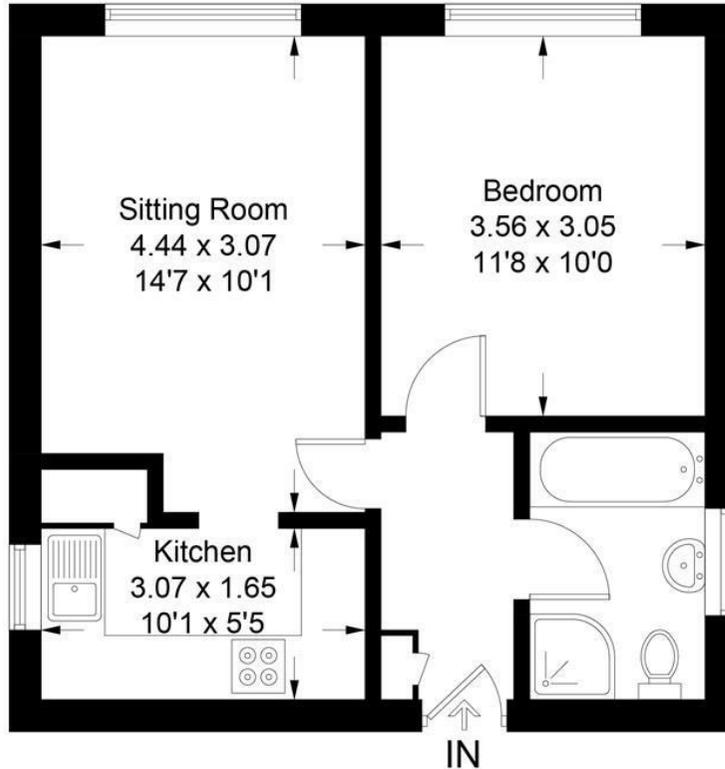
### Service Charge

Approximately £600 p.a. (paid quarterly)

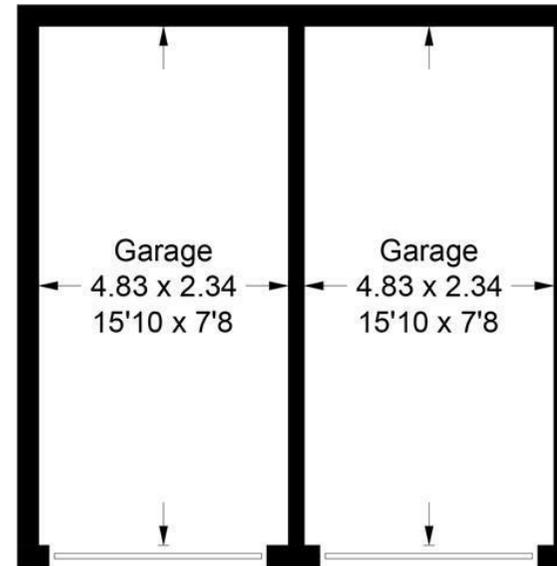
### Ground Rent

£10.00 p.a. for the whole term

Approximate Gross Internal Area = 38.9 sq m / 419 sq ft  
Garage = 22.8 sq m / 245 sq ft  
Total = 61.7 sq m / 664 sq ft



**First Floor**



(Not Shown In Actual Location / Orientation)

**Garage**

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. (ID1213789)

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