



Flat 104 Windfield, Leatherhead, KT22 8UJ

Price Guide £313,500



- SUPERB APARTMENT
- NEW MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- LONG LEASE
- CLOSE TO TOWN
- REFURBISHED THROUGHOUT
- NEW LUXURY BATHROOM
- GARAGE
- NEW FLOORING, ELECTRICS & HEATING
- NO CHAIN

Description

This stunning first floor apartment has been beautifully refurbished to create a modern open plan layout whilst enjoying a long lease and sought after location.

Beautifully appointed throughout, the bright and spacious accommodation includes a new modern fitted kitchen with integrated appliances and space for breakfast table, sitting/dining room with Southerly aspect, two double bedrooms and large, new luxury bathroom with separate shower and bath. * The property has been replastered, rewired, replumbed and has new flooring.

Outside, there are well maintained communal gardens and private garage. No chain

Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	999 years from 24 June 1965
Service Charge	£1675.80 pa
Building Insurance	£264.99 pa
Ground Rent	£25 pa for length of term

Situation

Windfield is a quiet residential location a short walk to the town and station. The town offers a range of shopping 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.

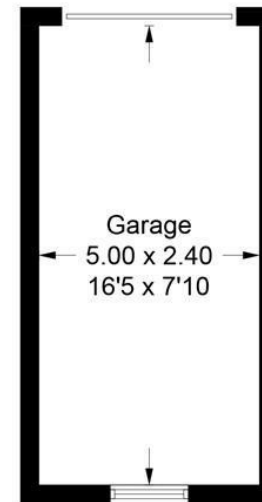
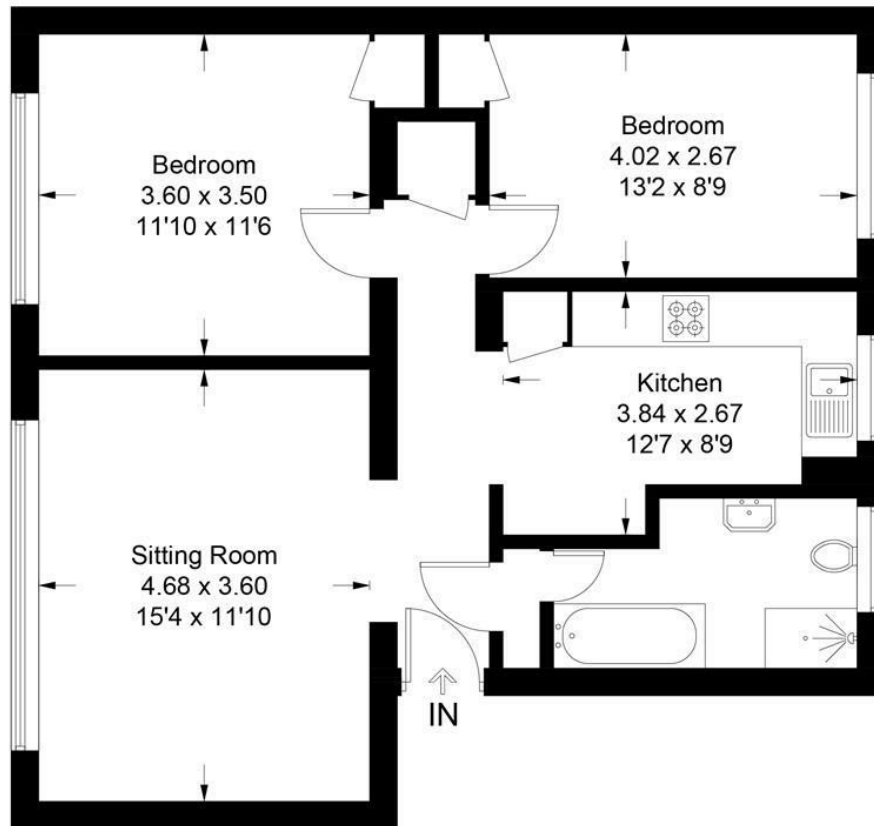
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsland School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

Hundreds of acres of Green Belt countryside are within walking distance of the house, much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm, Denbies Wine Estate and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 66.8 sq m / 719 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 78.8 sq m / 848 sq ft



(Not Shown In Actual
Location / Orientation)

First 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. (ID1227746)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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