



2 East Lodge, Epsom Road Leatherhead, KT22 8TG

Price Guide £210,000



- GROUND FLOOR FLAT
- RESIDENTS PARKING
- WHITE BATHROOM SUITE
- SHORT WALK TO TOWN
- CLOSE TO TRAIN STATION



- ONE DOUBLE BEDROOM
- FITTED KITCHEN
- BACKDOOR TO COMMUNAL GARDEN
- LONG LEASE
- NO CHAIN

Description

This charming one-bedroom ground floor flat comes to the market with no chain and long lease

The accommodation comprises of a generously proportioned living room with direct access to the communal gardens, a double bedroom with built-in wardrobe, a fitted kitchen with integrated appliances including electric oven and hob, and a contemporary white bathroom suite complete with heated towel rail.

Externally, the property benefits from private residents' parking and communal gardens.

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| Tenure | Leasehold |
| EPC | D |
| Council Tax Band | C |
| Lease | 189 Years from 01/03/1974 (138 Years Remaining) |
| Service Charge | £2,595.68 |
| Ground Rent | £50 |

Situation

East Lodge is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

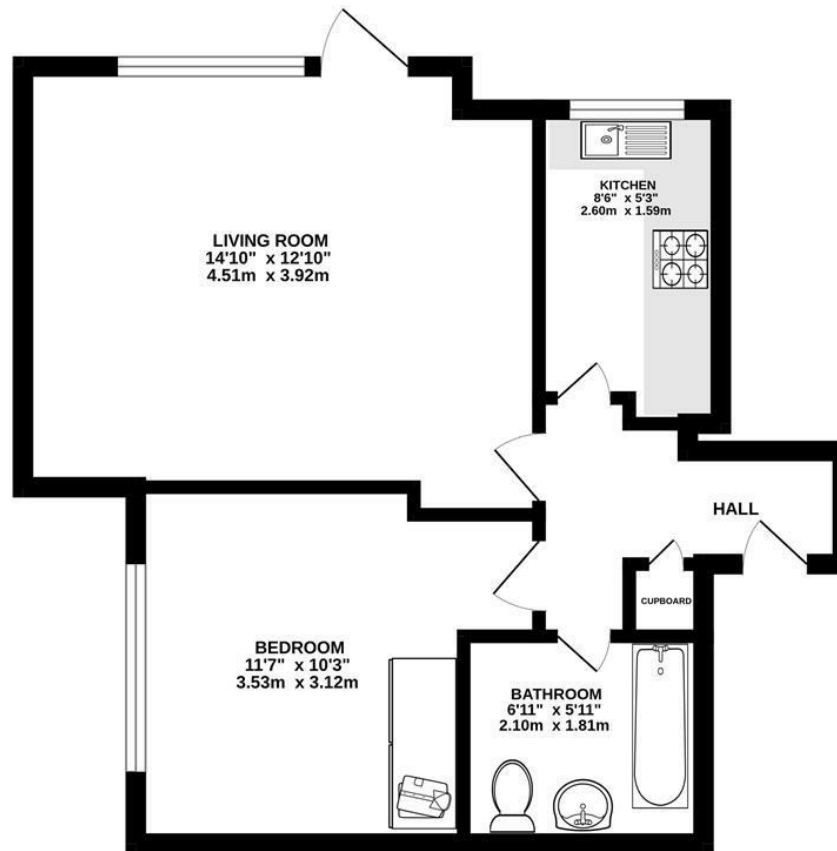
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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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