



1 Devonshire House Church Street, Leatherhead, Surrey, KT22 8DP

Price Guide £275,000



- ONE BEDROOM DUPLEX APARTMENT
- OPEN PLAN KITCHEN/SITTING ROOM
- LARGE DOUBLE BEDROOM
- IN THE HEART OF LEATHERHEAD
- BREAKFAST BAR AND DINING AREA
- PERIOD FEATURES WITH A MODERN FINISH
- SPACIOUS HALL AND LANDING
- NO CHAIN
- FITTED KITCHEN & UTILITY CUPBOARD
- CLOSE TO MAINLINE STATION

Description

This unique 973 sq.ft duplex apartment with it's own front door is located in the heart of Leatherhead in a sought after conservation area.

With period features throughout, the accommodation comprises of a welcoming entrance hall with space for shoes and coats, dual aspect kitchen/living room (25'4 x 14'9), modern fitted kitchen with Bosch appliances, breakfast bar and dining area.

Upstairs, is a large landing (10'9 x 7'11) that could be used as a dressing room or study. The bathroom is beautifully appointed with metro tiles and wood paneling and the spacious double bedroom (16'3 x 12'7) contains an original fireplace and two dormer windows and exposed beams.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	125 Years from 1st January 2018
Service Charge	£3186.59 (paid half yearly) 1st Jan 2025 - 31st Dec 2025
Ground Rent	£0.00

Situation

Devonshire House is within a stones throw of the town centre, Waitrose, Parish Church, Nuffield Gym and a 5-10 walk of 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.

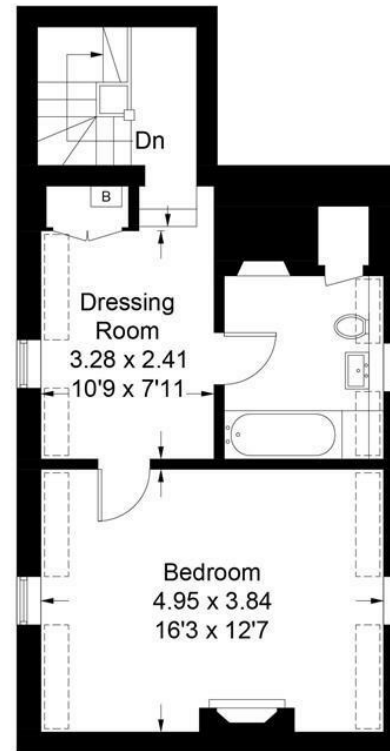


Approximate Gross Internal Area = 90.4 sq m / 973 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



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. (ID433930)
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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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