



14 Copthorne Court Station Road, Leatherhead, Surrey, KT22 7RR

Price Guide £325,000



- SUPERB TWO BEDROOM APARTMENT
- THIRD FLOOR (With Lift)
- SITTING/DINING ROOM
- ALLOCATED PARKING
- SHORT WALK TO TOWN & STATION
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN (2022)
- MODERN BATHROOM
- LONG LEASE
- NO CHAIN

Description

A beautifully presented third floor (with lift) two bedroom apartment set in this highly regarded development being only a 'stones throw' from the Town Centre and short walk to Leatherhead's mainline Railway Station.

Ideal for both investors and first time buyers, the property has no forward chain and includes a long lease with a nil ground rent.

Tastefully decorated, the property incorporates two double bedrooms with fitted wardrobes, lovely sitting/dining room, modern fitted Kitchen and bathroom. A particular features of the property is the well appointed kitchen with integrated appliances include a electric oven & hob, dishwasher, fridge, freezer and washer/dryer.

Outside, there is visitor parking to the front and to the rear, there is a small communal garden and allocated parking space.

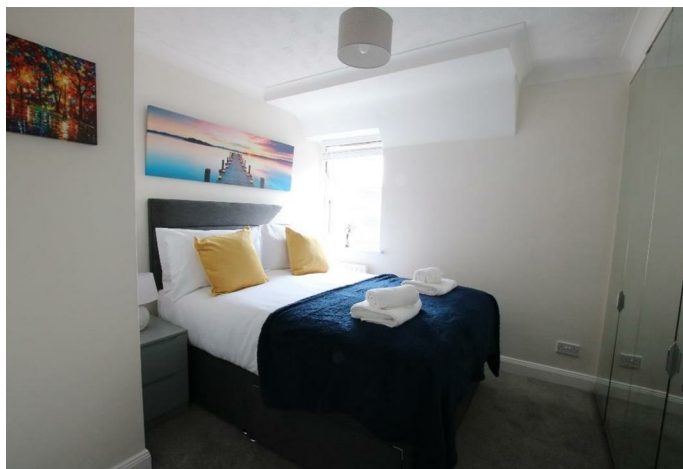
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	163 Years from 21st December 2015
Service Charge	£2,185 pa (£1,092.50 paid each 6 months)
Ground Rent	£0.00

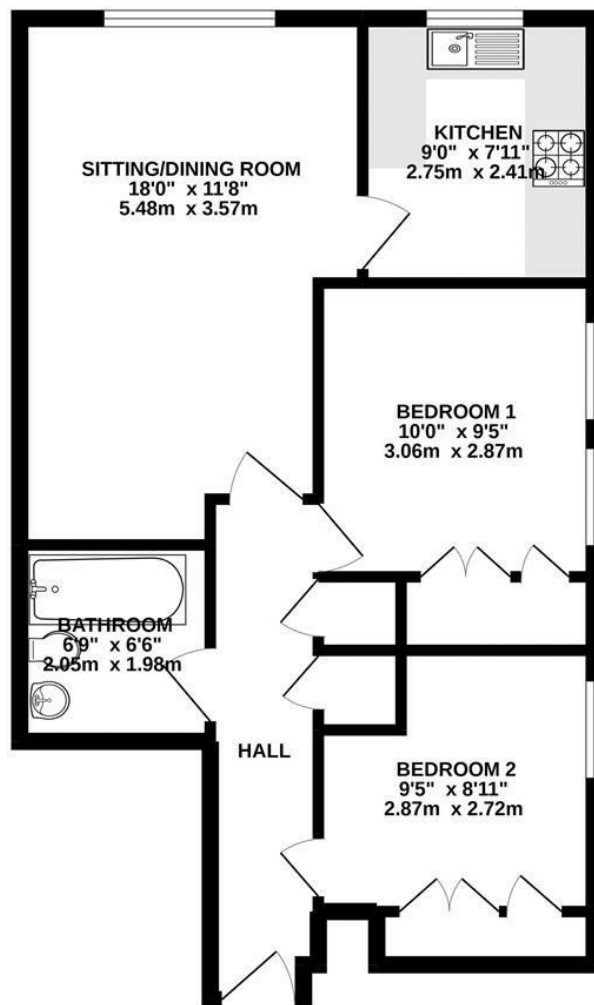
Situation

Copthorne Court is within a minutes walk of the town centre, Waitrose, Parish Church, Nuffield Gym and a 5-10 walk of Leatherheads mainline station.

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.





THIRD FLOOR (WITH LIFT)
584 sq.ft. (54.3 sq.m.) approx.

TOTAL FLOOR AREA : 584 sq.ft. (54.3 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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