



Flat 24, Fairmead Epsom Road, Leatherhead, KT22 8ST

Price Guide £314,950



- MODERN FIRST FLOOR APARTMENT
- SITTING/DINING ROOM
- LARGE MODERN BATHROOM
- SECURE RESIDENTS PARKING
- WEST FACING JUILLETTE BALCONY
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- SHARE OF THE FREEHOLD
- CLOSE TO TOWN AND STATION
- IDEAL FIRST TIME BUY

Description

Built by Messrs Berkley Homes in 1993, this beautifully appointed first floor two bedroom apartment has been modernised by the current owners whilst situated in a sought after gated development close to the town centre and mainline station.

Offered with a 'Share of the Freehold' the beautifully presented accommodation comprises reception hall with coats cupboards, principle bedroom with built-in wardrobes, single bedroom, fully tiled bathroom with separate shower and bath, fitted kitchen and Sitting/Dining room with Juliette balcony with lovely outlook.

Outside, The front, rear gardens and parking areas are well maintained with lit paths, there is secure gated residents parking and brick built bin store.

Tenure	Leasehold + Share of the Freehold
EPC	B
Council Tax Band	E
Lease	125 Years from 25th March 1993
Service Charge	£2057.83 (Dec 23 - Dec 24) Billed twice - Dec & June
Ground Rent	£0.00



Situation

The property is ideally located in a residential road within walking distance of the town centre, Parish Church, Library and Nuffield Health Fitness & Wellbeing Gym.

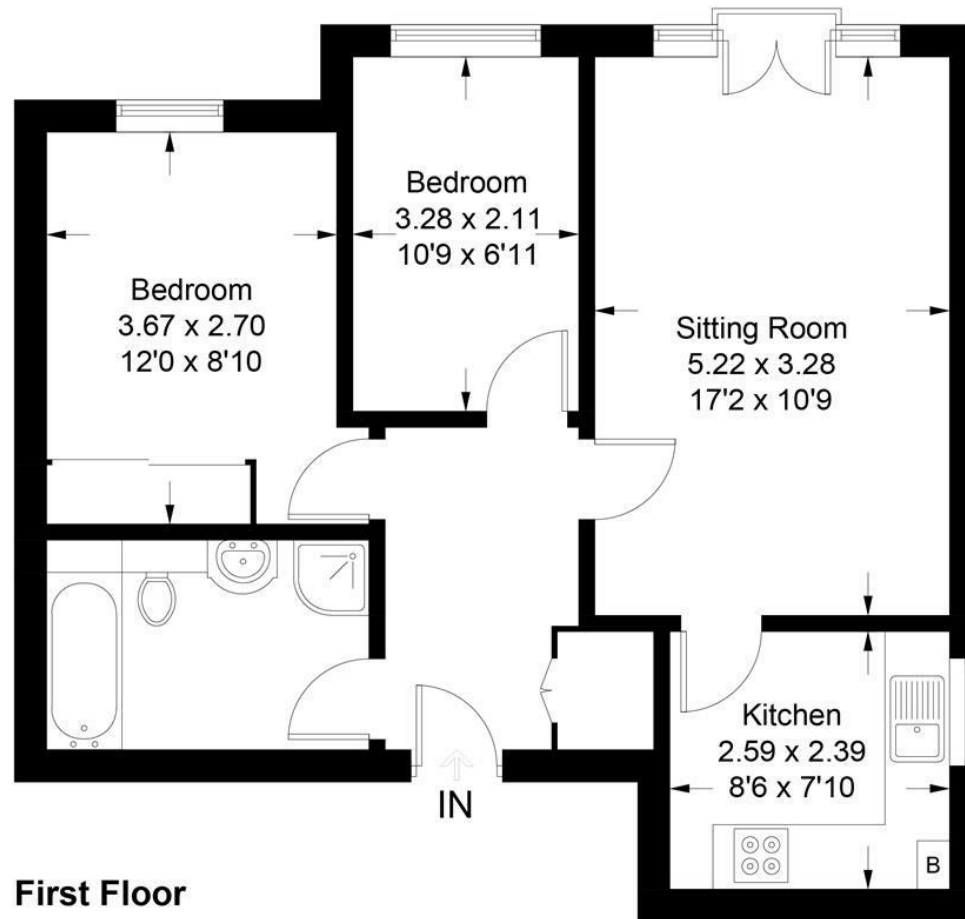
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including Therfield, St Andrews, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes.

Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

Approximate Gross Internal Area = 55.8 sq m / 601 sq ft



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. (ID1081541)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

