



2 Elveden Court Epsom Road, Leatherhead, Surrey, KT22 8TD

Price Guide £179,950



- LARGE GROUND FLOOR STUDIO
- SITTING/DINING ROOM
- BATHROOM
- SHORT WALK TO TOWN
- RESIDENTS PARKING
- SEPARATE BEDROOM AREA
- KITCHEN
- 344 SQ.FT + GARAGE
- LONG LEASE
- VENDOR SUITED

Description

A ground floor studio flat featuring a good size sitting room opening into a bedroom area with built in wardrobes, good sized kitchen with appliances including an electric oven and hob, washing machine, fridge, freezer and room for small table and chairs. There is a bathroom with white suite and heated towel rail.

Outside, there is a private garage, residents parking and communal gardens. Ideal first time purchase or investment purchase opportunity.

Tenure	Leasehold
EPC	E
Council Tax Band	B
Lease	167 Years from 1st September 1998
Service Charge	£1701.67 pa
Ground Rent	£40 pa

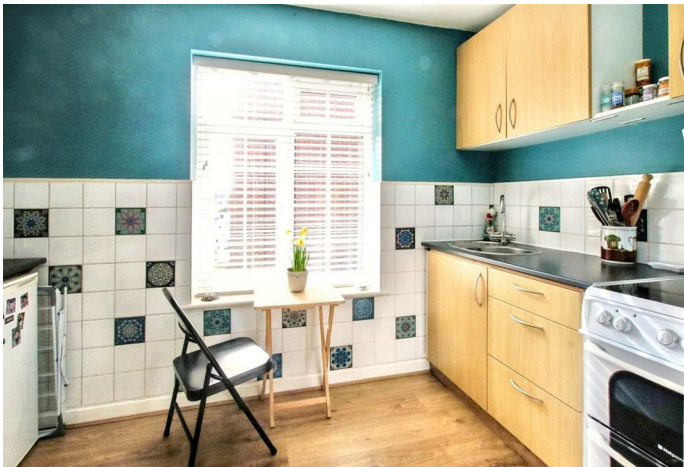
Situation

Elveden Court Court 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.



Approximate Gross Internal Area = 32.0 sq m / 344 sq ft



Ground 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. (ID1181621)
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