



Flat 4, 10-12 Highstreet, Leatherhead, Surrey, KT22 8AN

Price Guide £190,000



- FIRST FLOOR FLAT
- DRESSING AREA
- LARGE LIVING ROOM
- LIBRARY WALL WITH SHELVING
- CONVENIENT HIGH STREET LOCATION
- 1 DOUBLE BEDROOM
- ENSUITE BATH/SHOWER ROOM
- FITTED KITCHEN
- SPACIOUS ENTRANCE HALL
- CLOSE TO MAINLINE TRAIN STATION

Description

A well-proportioned one-bedroom apartment of approximately 537 sq ft, offering generous living accommodation and an appealing layout, ideal for first time buyers.

The property is entered via a spacious entrance hall, providing useful space for coats and shoes. The impressive open-plan kitchen and sitting room forms the principal living space, with a fitted kitchen to one side and a dedicated library wall providing excellent shelving and display space on the other side. There is ample room for a comfortable seating arrangement together with a good-sized dining table, making this a particularly versatile space.

The generously proportioned bedroom benefits from a dedicated dressing area, offering excellent storage and helping to create a very pleasant arrangement. A stylishly tiled ensuite bath/shower room completes the accommodation.

** The current service charge is under review following historic errors in the allocation of service charge and buildings insurance costs. The leaseholders have jointly applied to the First-tier Tribunal (Property Chamber) for determination. The managing agent has acknowledged that corrections and credits are required, including in relation to insurance and certain services. The current charge should therefore not be regarded as representative of the anticipated ongoing service charge.

Situation

Leatherhead town offers a comprehensive range of shopping facilities, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

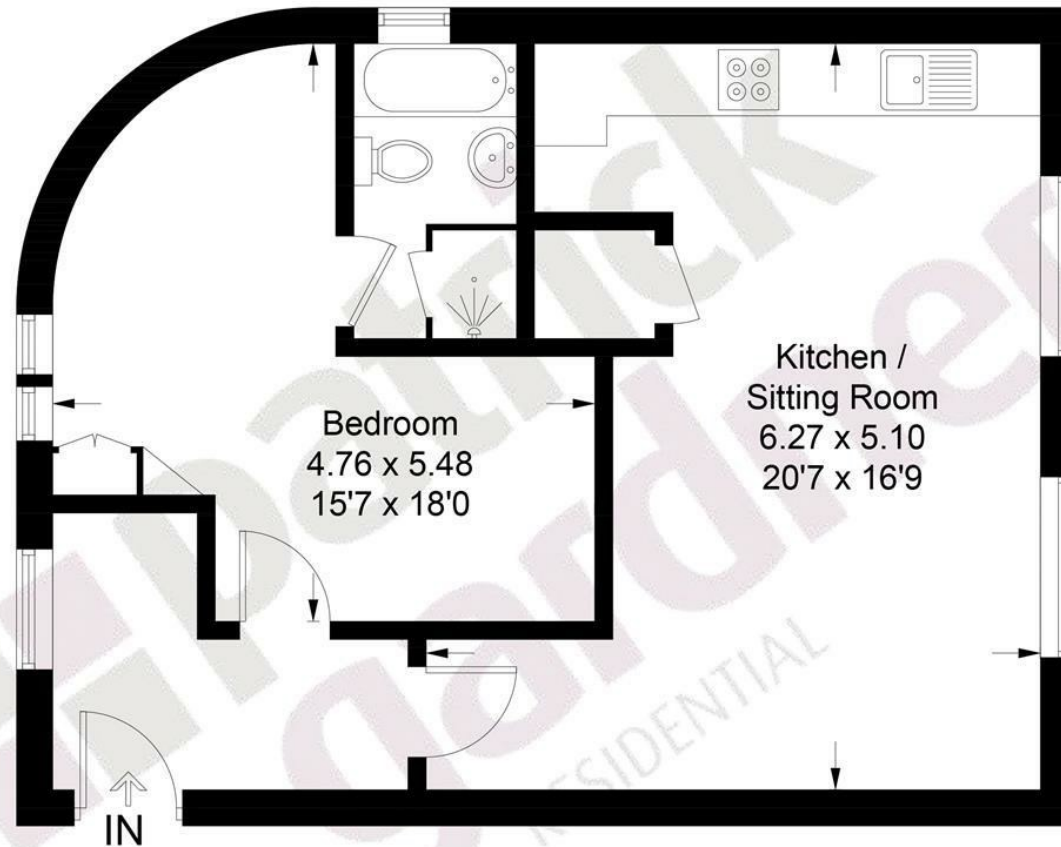
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports. The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

Tenure	Leasehold
EPC	E
Council Tax Band	C
Lease	125 years from 28/08/09 (107 years remaining)
Service Charge	£3,378.50 pa **
Ground Rent	£250 pa



Approximate Gross Internal Area = 49.9 sq m / 537 sq ft



Second 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. (ID1340497)

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