4 Devonshire House 66 Church Street, Leatherhead, KT22 8DP

Price Guide £280,000

- STUNNING GRADE II LISTED APARTMENT
- FITTED KITCHEN
- 663 SQ.FT
- 118 YEAR LEASE
- MODERN PERIOD STYLE BATHROOM
- 25'2 x 14'6 VAULTING LIVING SPACE
- SITTING/DINING AREA
- ALLOCATED PARKING
- CONSERVATION AREA
- SHORT WALK TO TOWN & STATION

Description

This stylish 663sq.ft double bedroom first floor apartment is set in Leatherhead's conservation area whilst enjoying allocated parking and 118 year unexpired lease.

Forming part of this delightful listed building, the beautifully appointed accommodation features a superb vaulted 25'2 x 14'6 open plan living area featuring exposed beams, fully fitted kitchen with breakfast bar and large storage cupboard. There is a good sized hall, double bedroom and lovely period style family bathroom.

The communal hall is well maintained, there is secure door entry system, alarm to property and private allocated parking.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	125 Years from 1st January 2018
Service Charge	£2230.52pa (1st Jan 26 - 31st Dec 26)
Ground Rent	£250.00 pa (doubling each 25 years to end of lease)

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 Downsend 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 = 61.6 sq m / 663 sq ft

= Reduced headroom below 1.5m / 5'0

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. (ID433869)

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