



Flat 10 Woodvill Road, Leatherhead, SURREY, KT22 7BJ

Price Guide £265,000



- SUPERB ONE BEDROOM APARTMENT
- 619 SQ.FT.
- FITTED KITCHEN
- CONCRETE FIRST FLOOR
- SHORT WALK TO STATION & TOWN
- FIRST FLOOR
- SITTING/DINING ROOM
- ALLOCATED PARKING
- 103 YEAR UNEXPIRED LEASE
- NO CHAIN

Description

This well appointed first floor apartment is exceptionally spacious (619 sq ft) whilst set at the end of a cul-de-sac just a five/ten minute walk from the town and station.

Approached by a gravelled driveway entrance with just two low rise blocks of just 10 flats and residents parking. The property features a concrete first floor, double glazing and gas central heating. The accommodation includes a 15'3 x 14'6' sitting/dining room with Juliette balcony, separate kitchen with integrated appliances and a 17'6 x 12'2 double bedroom and bathroom.

Outside, the ground are well maintained with lit paths and allocated parking.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	125 Years from 2004
Service Charge	£2,258 pa (1st February 26 - 31st January 27)
Ground Rent	£100 pa (increasing £100 per 25 years)

Situation

Woodville Court is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

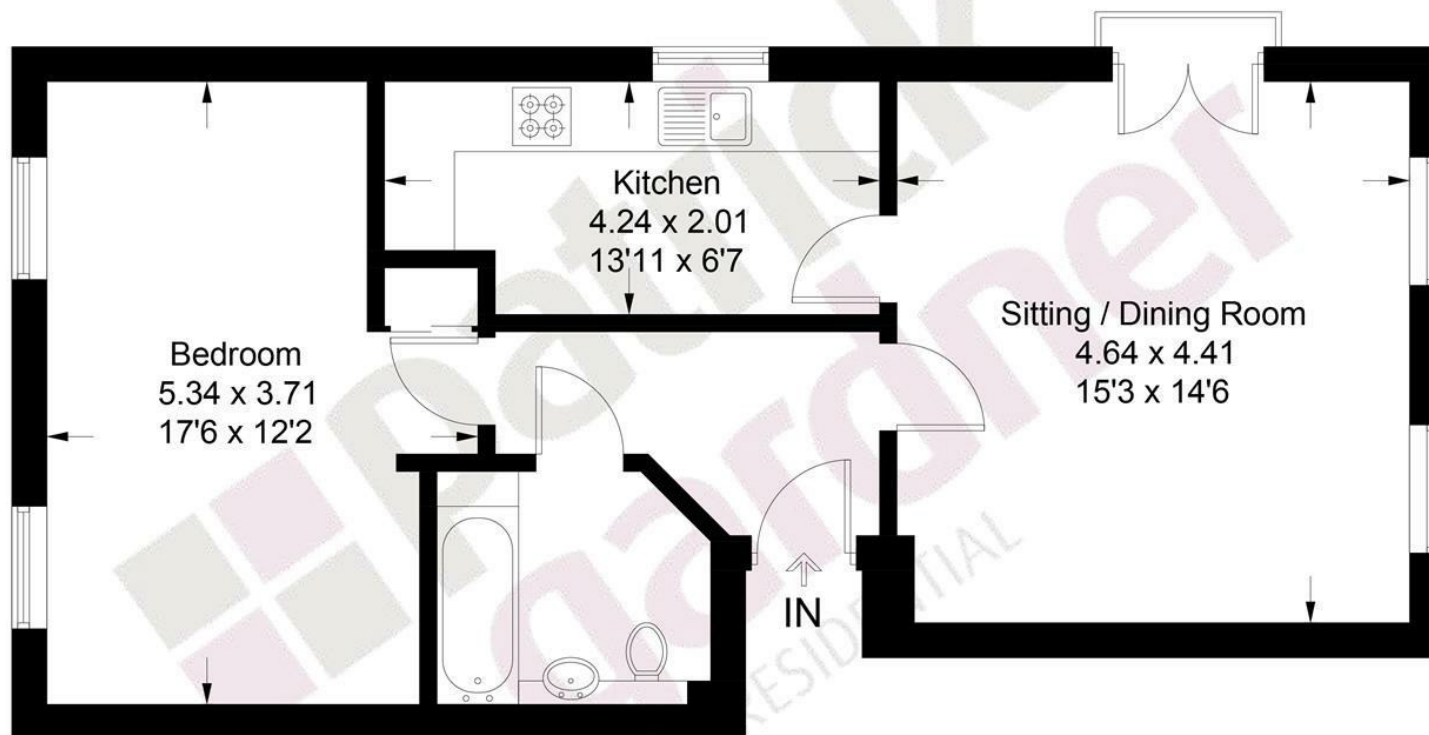
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsden School whilst at nearby Mickleham is Box Hill School.

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 = 57.5 sq m / 619 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. (ID1333287)

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