



29 Teazlewood Park, Leatherhead, KT22 7JR

Price Guide £205,000



- 1 BEDROOM APARTMENT
- GROUND FLOOR
- READY TO MOVE INTO
- BUILT IN DESK/TV UNIT
- MODERN FITTED KITCHEN

- REFURBISHED/MODERNISED
- ALLOCATED PARKING
- LARGE WALK IN SHOWER
- BUILT IN WARDROBES
- BREAKFAST BAR

## Description

This well-presented ground floor apartment offers stylish, modern living and is ideal for first-time buyers, downsizers, or investors alike. Recently refurbished and thoughtfully modernised throughout, the property combines contemporary design with practical features.

The accommodation includes a bright and spacious double bedroom, complete with built-in storage and a cleverly designed dressing area. A bespoke built-in television unit also doubles as a functional desk, making excellent use of space for both relaxation and home working.

The modern fitted kitchen is finished to a high standard and features a convenient breakfast bar, perfect for casual dining. A sleek shower room complements the property, boasting a large walk-in shower and contemporary fittings.

Externally, the apartment benefits from private parking with an allocated space located directly outside, adding to the convenience.

## Situation

Leatherhead town offers a comprehensive range of shopping and leisure facilities including the Swan Shopping Centre, Waitrose Local, Leatherhead Theatre and Nuffield Health Fitness Gym and Tesco Superstore. The public leisure centre is located on the edge of the town. There is also an abundance of independent and chain restaurants (Nandos, Prezzo etc) alongside welcoming cafes and pubs.

The mainline 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.

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.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	B
<b>Lease</b>	199 Years from 01/01/1986 (159 Years Remaining)
<b>Service Charge</b>	£1,821
<b>Ground Rent</b>	£210



Approximate Gross Internal Area = 29.2 sq m / 314 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. (ID1298345)

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