

12 Copthorne Court, Station Road, Leatherhead, Surrey, KT22 7RR

Price Guide £214,995









- ONE BEDROOM APARTMENT (547 sqft)
- ALLOCATED & VISITORS PARKING
- NEW CARPET
- RECENTLY INSTALLED BOILER
- TILT AND TURN WINDOWS
- LIFT SERVICE
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO CHAIN
- COMMUNAL GARDEN

Description

This beautifully presented one bedroom apartment with a sunny south westerly aspect is situated on the third floor of Copthorne Court which is located just a short walk from Leatherhead mainline train station and town centre.

The accommodation begins with a useful storage cupboard outside the front door before an inviting entrance hall where two more storage cupboards can be found. The bright and spacious sitting/dining room has a homely feel and features double glazed tilt and turn windows. The double bedroom provides built in wardrobes and is just across the hall from the modern bathroom. The separate kitchen is also modern with ample fitted units and features a brand new oven and a recently installed boiler. The flat has new carpets throughout.

Externally, there is a well maintained COMMUNAL GARDEN as well as allocated and visitors parking for the building.

Situation

Ideally located in the centre of Leatherhead, Copthorne Court is within walking distance of the River Mole, Waitrose, Parish Church, three Gym's and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

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 walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.

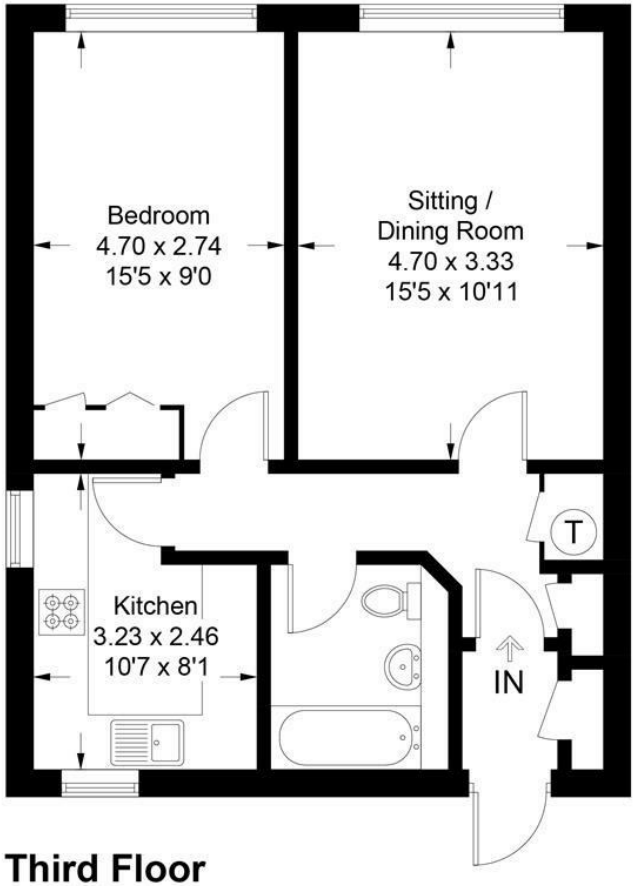
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	151 Years unexpired - from the 6th of Feb 2015
Service Charge	£2,273.54 pa
Ground Rent	£0







Approximate Gross Internal Area = 50.8 sq m / 547 sq ft



Third 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. (ID1220681)

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