



Flat 6, Austen Court Highbury Drive, Leatherhead, KT22 7UW

Price Guide £299,999



- NO CHAIN
- 2 DOUBLED BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- ALLOCATED UNDERGROUND PARKING
- APPROX 0.2 MILES TO MAINLINE STATION
- LARGE APARTMENT (813 SQ FT)
- DRESSING AREA
- BALCONY
- FITTED KITCHEN
- CLOSE TO TOWN CENTRE

## Description

This spacious (813 sq ft) 2 bedroom ground floor apartment is situated approximately 0.2 miles from Leatherhead station and provides an allocated underground parking space.

The accommodation includes an inviting entrance hall with two useful storage cupboards to put shoes and coats, a generous sitting room with access to a balcony and a modern fitted kitchen with built in appliances. The principal bedroom includes a dedicated dressing space with built in wardrobes and modern ensuite shower. The second bedroom is also a double, includes built in storage and is serviced by the separate family bathroom.

Other features include wood effect flooring throughout and the property has recently been redecorated.

This property is also being sold with no onward chain.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	125 Years from 01/10/2005 (104 remaining)
<b>Service Charge</b>	£2,802
<b>Ground Rent</b>	£250

## Situation

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

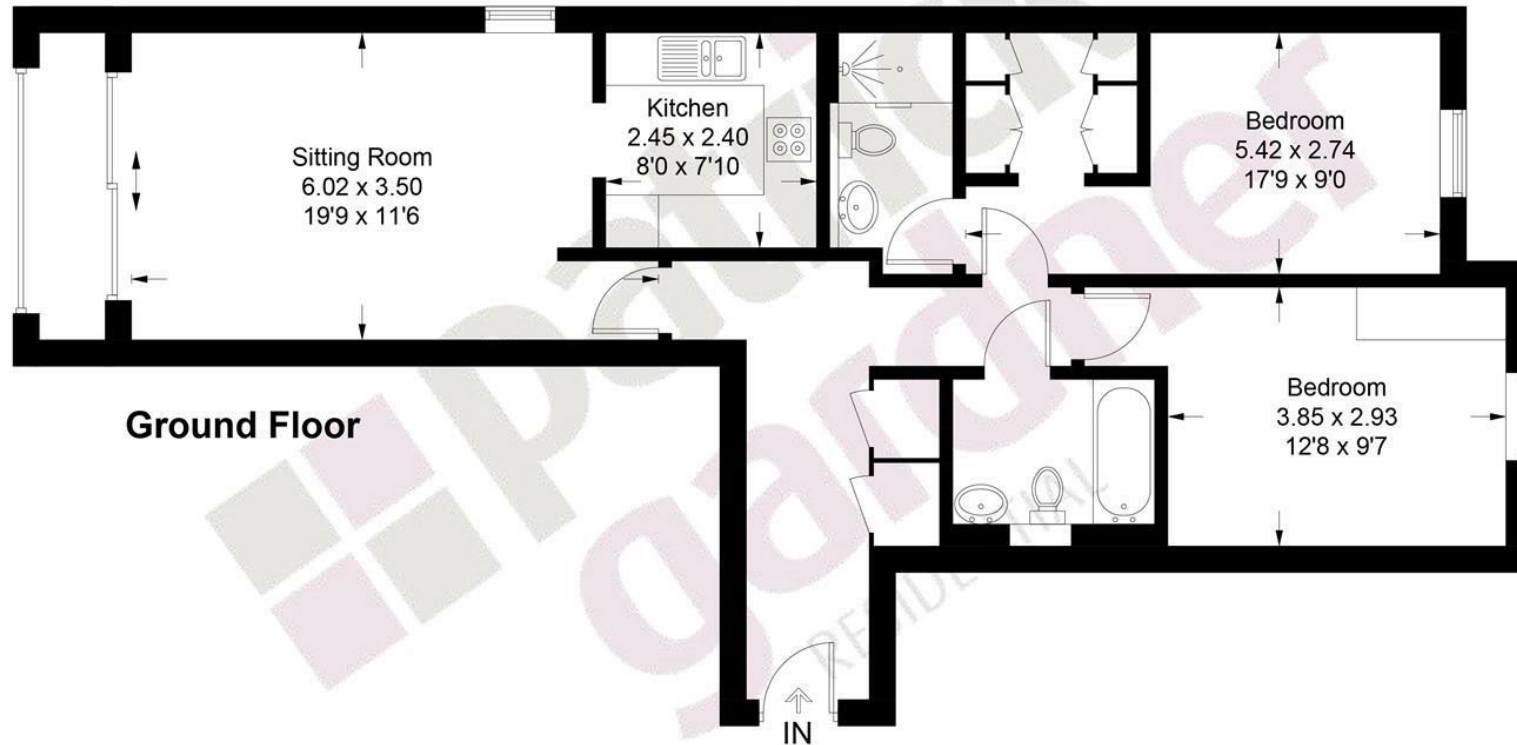
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsden School whilst at nearby Mickleham is Box Hill School.

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  
75.5 sq m / 813 sq ft



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. (ID1289125)  
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