



17 Turner Court Highbury Drive, Leatherhead, Surrey, KT22 7UT

Price Guide £315,000



- TOP FLOOR APARTMENT
- SOLAR PANELS
- BALCONY WITH VIEW
- WALK IN WARDROBE
- MODERN FITTED KIT

- TWO DOUBLE BEDROOMS
- UNDERGROUND ALLOCATED PARKING
- ENSUITE SHOWER
- FAMILY BATHROOM
- 0.2 MILES FROM LEATHERHEAD STATION

Description

This superb two bedroom top floor apartment offers 730 sq.ft of beautifully presented accommodation whilst enjoying secure underground car parking and balcony with lovely south westerly views

The hall includes coats and linen cupboards and leads to a double aspect kitchen/living/dining room with sliding doors to balcony. The lovely fitted kitchen has range of integrated appliances. There is a master bedroom with fitted wardrobes, en suite shower and walk in wardrobe, a guest double bedroom and family bathroom. This top floor apartment also benefits from solar panels providing supplementary power.

Turner Court is well maintained, the communal areas are smart and there is a lift direct from the underground car park to each floor. There is well lit access through the development to the station, avoiding main road. The grounds are beautifully kept, with manicured hedging, shaped lawns and lit paths. There is secure parking accessed via an electric roller garage door.

Situation

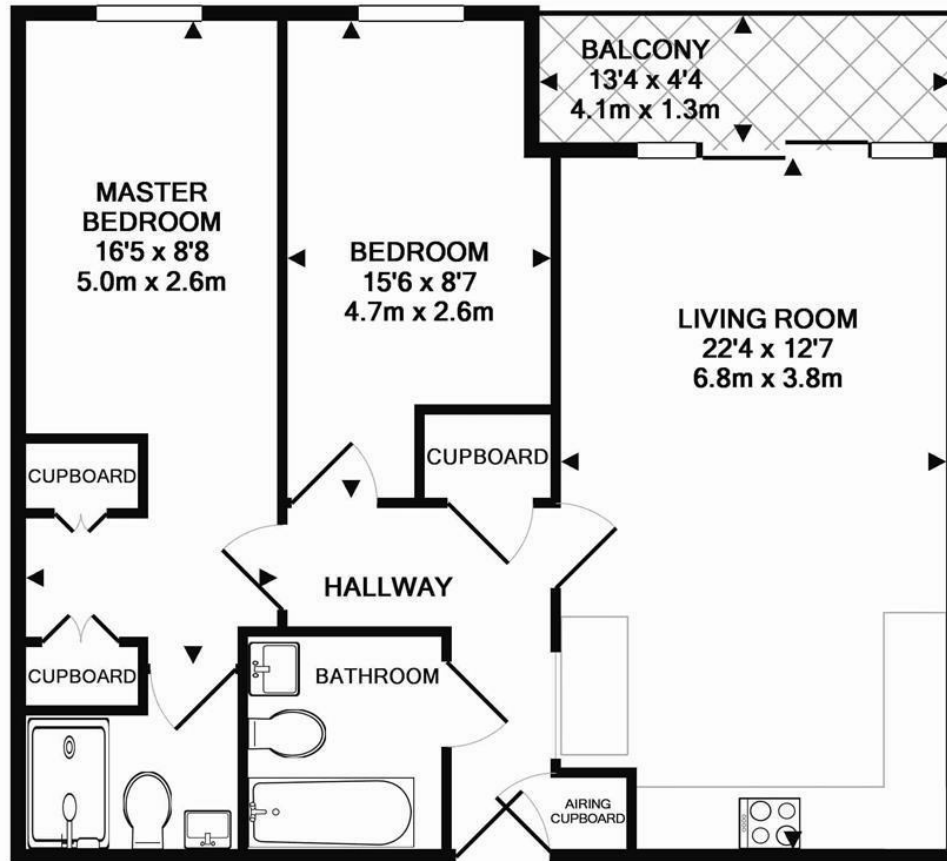
Turner Court is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

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.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	125 Years from 01/10/2005 (104 Years Remaining)
Service Charge	£2,945
Ground Rent	£250





TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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