



20 Russell Court, Leatherhead, KT22 8AR

Price Guide £335,000



- 1ST FLOOR MAISONETTE
- 2 DOUBLE BEDROOMS
- GARAGE
- ELECTRIC HEATING
- CLOSE TO TOWN CENTRE
- SHARE OF FREEHOLD
- REFURBISHED IN 2019
- NO CHAIN
- APPLIANCES INCLUDED
- CLOSE TO MAINLINE TRAIN STATION

Description

Modernised in 2019, this share of freehold, 2 bedroom first floor maisonette offers spacious accommodation close to Leatherhead town centre and mainline train station.

The living area comprises of a good size lounge (16'6 x 10'8), two double bedrooms, family bathroom and modern kitchen with fitted units and a built in oven with electric hob. The kitchen also features a free standing fridge freezer and washing machine that are included.

Outside there are well maintained communal gardens and a private garage in a block for parking.

Other features include an electric heating/hot water system fitted in 2019 and access to a loft storage area.

This property is on the market with no onward chain.

Situation

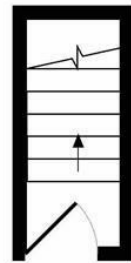
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line 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.

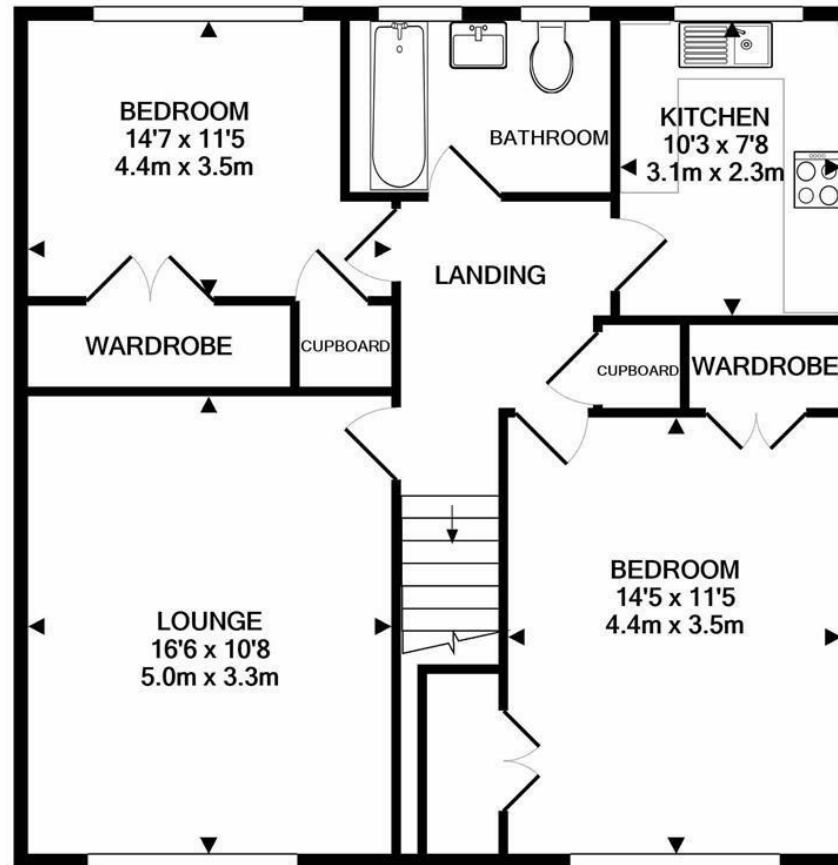
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

Tenure	Leasehold - Share of Freehold
EPC	E
Council Tax Band	D
Lease	999 Years from 24/06/1960 (933 remaining)
Service Charge	£1,474 pa
Ground Rent	£14 pa





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 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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