



Flat 1, Sheridan House Highbury Drive, Leatherhead, KT22 7UN

Price Guide £235,000



- MODERN GROUND FLOOR APARTMENT
- SITTING/DINING ROOM
- MODERN BATHROOM
- 105 YEAR UNEXPIRED LEASE
- COVERED ALLOCATED PARKING
- DOUBLE BEDROOM WITH WARDROBES
- FITTED KITCHEN
- HALL & STORAGE
- CLOSE TO STATION & TOWN
- NO CHAIN

Description

Offered with no onward chain, this well-presented one bedroom ground floor apartment, ideally situated within the popular Highbury Drive development, just a short walk from Leatherhead town centre and mainline railway station.

This bright and spacious ground floor apartment offers well-planned accommodation, making it an ideal first-time purchase, investment opportunity or convenient downsize.

The property features a generous open plan sitting/dining room with a contemporary fitted kitchen incorporating integrated appliances, creating an excellent space for both everyday living and study area. The double bedroom benefits from fitted wardrobes, while the modern bathroom is finished to a high standard.

A welcoming entrance hall provides excellent storage, and the apartment further benefits from gas central heating and double glazing. Residents have an allocated parking.

Situation

Sheridan House occupies an enviable position within easy walking distance of Leatherhead's bustling town centre, offering a wide range of shops, cafés, restaurants and leisure facilities.

Leatherhead's mainline railway station provides regular services to London Waterloo, and Victoria, making the property particularly attractive for commuters.

The area is also well served by nearby road links including the M25 and A24, with the Surrey Hills, National Trust countryside and riverside walks all close at hand, offering an excellent balance of town convenience and outdoor recreation.

Tenure

Leasehold

EPC

C

Council Tax Band

C

Lease

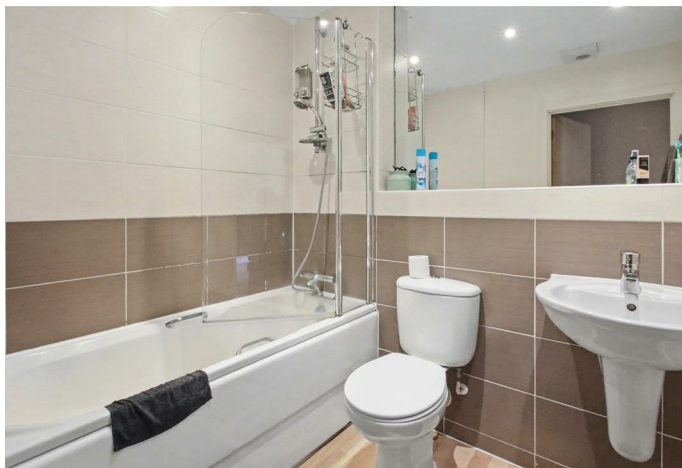
125 years from 1st October 2005

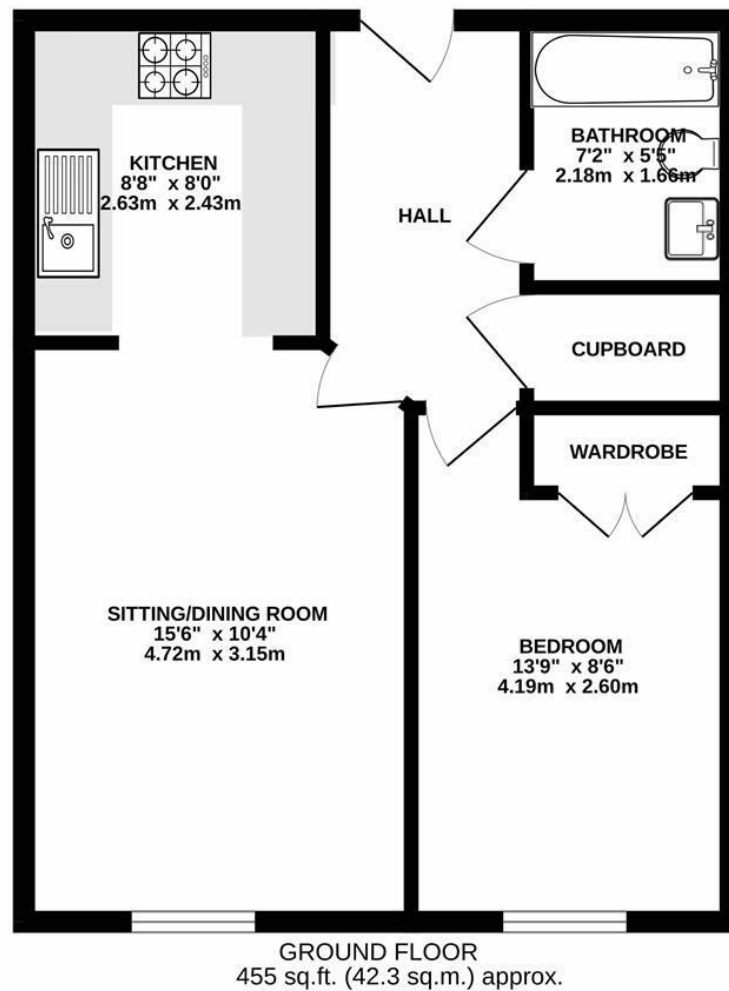
Service Charge

£2428.10 pa (1st Jan 26 - 31st Dec 26)

Ground Rent

£250 pa (increasing £250 each 25 years for the remainder of lease)





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