



**patrick  
gardner**  
RESIDENTIAL

Flat 11, Opus Court, Bay Tree Avenue, Leatherhead, KT22 7UG

Price Guide £315,000



- GROUND FLOOR
- LUXURY BATHROOM
- SECURE VIDEO ENTRY SYSTEM
- FITTED WARDROBES
- NO CHAIN
- 2 DOUBLE BEDROOMS
- ADVANTAGE BUILD WARRANTY
- COMMUNAL GARDENS
- ALLOCATED PARKING
- CLOSE TO MAINLINE STATION

## Description

This almost new, two bedroom modern apartment is located on the ground floor in the sort after residence, Opus Court.

The apartment offers bright accommodation and there is a spacious living/dining area with modern fitted kitchen featuring an integrated fridge freezer, oven and dishwasher.

Both bedrooms are doubles and feature built in wardrobes. The family bathroom offers a bath with shower over and stylish tiling gives the room a modern feel accompanied by the LED lighting.

Externally, there are well kept communal gardens to enjoy and an allocated parking space and the availability of electric charging points. There is also a video entry phone system.

\* The Developer of Opus Court has a planning application to develop another block of apartments next to Opus Court. When the build begins of the new block, the lease of the Opus Court says that residents will be required to park in a nearby car park (which will be within 400 yds).

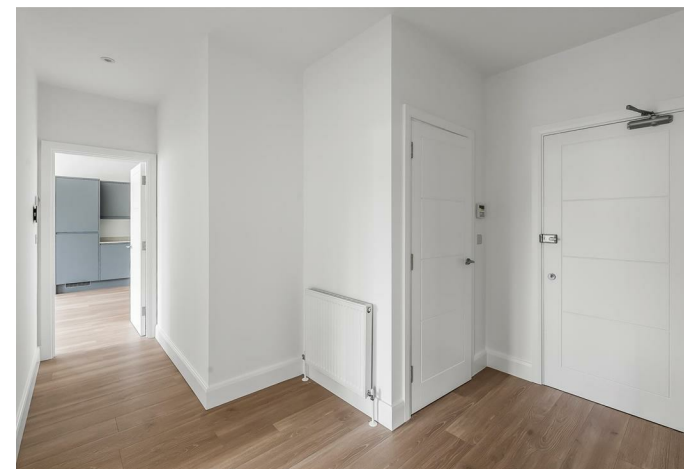
## Situation

Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre (shows films as well), farmers market and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith.

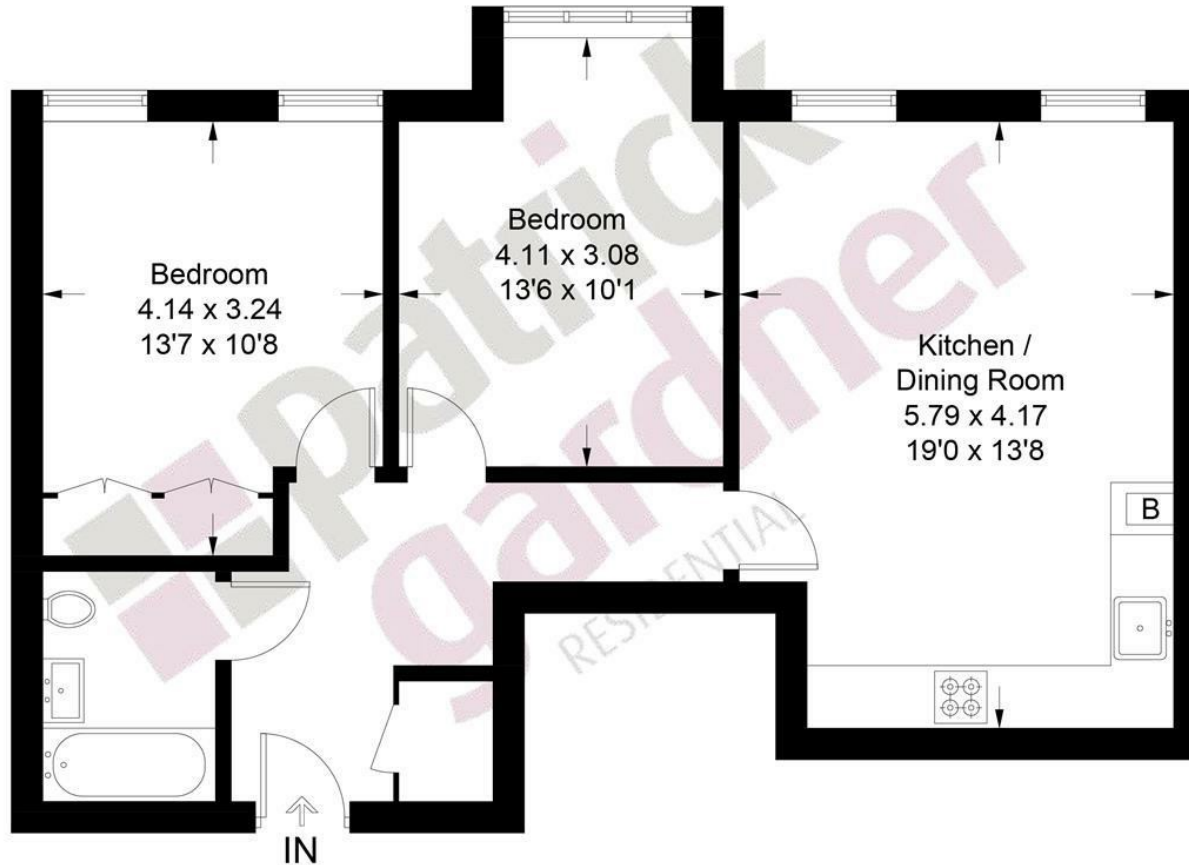
Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	250 years from 01/01/2023 (247 Remaining)
<b>Service Charge</b>	£1,889.51
<b>Ground Rent</b>	£0



Approximate Gross Internal Area = 63.0 sq m / 678 sq ft



## Ground 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. (ID1284669)

www.bagshawandhardy.com © 2026

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

