



43 Beechwood Park, Leatherhead, Surrey, KT22 8NL

Price Guide £410,000



- SUPERB FIRST FLOOR APARTMENT
- SOUTH WEST FACING BALCONY
- LUXURY BATHROOM
- GARAGE + RESIDENT PARKING
- SOUTH LEATHERHEAD
- OPEN PLAN SITTING/DINING ROOM
- TWO BEDROOMS
- FULLY FITTED OPEN PLAN KITCHEN
- SHARE OF FREEHOLD + LONG LEASE
- PRIVATE ESTATE

Description

Offering 663 sq.ft + garage, this stylish two bedroom apartment is well appointed thought whilst offering a modern open plan layout with adjoining South West facing private balcony.

The accommodation includes a sitting/dining room, good sized open plan kitchen with breakfast bar, integrated appliances and useful utility cupboard. There is a good sized principal bedroom, second bedroom (currently used as a large dressing room) and modern bathroom with separate shower and bath.

Set in a quiet and peaceful cul-de-sac setting on the highly regarded low rise Beechwood Park Private Estate, this first floor apartment is surrounded by delightful landscaped grounds with lit paths, shaped lawns and many specimen mature trees. There is ample visitor and residents parking, the garage to the property is just a few yards away in small block.

The Residents of Beechwood Park have created the Beechwood Park Management Company. Includes building insurance, exterior painting every 4/5 years, roof and gutters maintained, full time gardener, street maintenance and lighting, regular window cleaning, emergency (specified plumbing/electrical) cover with SES Water.



Situation

Beechwood Park is situated off Highlands Road in South Leatherhead, walking distance to the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station.

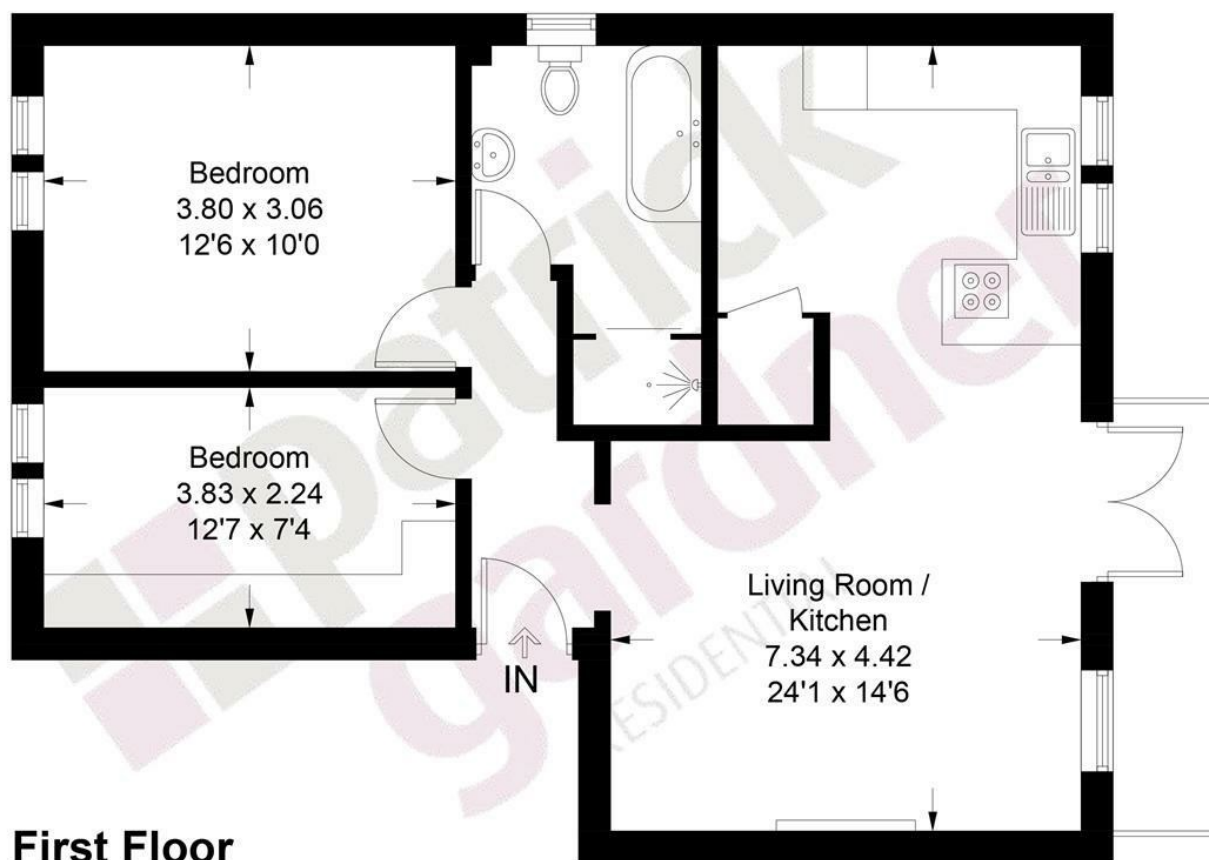
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

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 Lacey.

Tenure	Share of Freehold
EPC	C
Council Tax Band	E
Lease	999 Years from 1985
Service Charge	£2,100.00 pa (£175 per month)
Ground Rent	£0.00 pa

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



First 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. (ID1338102)
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.

