


4 Chessington House, 4 Chessington House 3 Merrileas Drive, Oxshott, Surrey, KT22 0BS

35% Shared Ownership £140,000









- FIRST FLOOR APARTMENT
- WELL APPOINTED THROUGHOUT
- MODERN BATHROOM
- PRIVATE ESTATE
- SHORT WALK TO OXSHOTT VILLAGE
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- LONG LEASE & £0 GROUND RENT
- ELECTRIC CHARGING AVAILABLE

## Description

This beautifully appointed first floor property forms part of this small block just five apartments within half a mile of Oxshott Village.

Built in 2024, the accommodation includes a hall with two storage cupboard, double aspect and open plan kitchen/sitting/dining room, principal bedroom with fitted wardrobes, 16'1 x 6'10 second bedroom and modern bathroom.

Outside, the Merrileas estate is well maintained, allocated parking with electric charging point, further visitor parking and communal gardens.

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| Tenure | Leasehold |
| EPC | B |
| Council Tax Band | D |
| Lease | 999 Years from April 2024 |
| Service Charge | £1,947.00 pa (£162.25 pcm) 31st March - 1st April |
| Ground Rent | £0.00 pa |
| Monthly Rent to Housing Association | £690.00 |

## Situation

Merrileas Drive is a 5-10 minute walk from Oxshott Village offering local shopping, pubs, Village Centre, sports club and restaurants, whilst nearby Cobham village and Leatherhead offer a wider range of shopping facilities including Waitrose's and Sainsburys.

There is excellent schooling in the area including Danes Hill Prep School, Parkside Prep School, St Andrew's and Royal Kent Primary Schools, Reeds School at Cobham and St Johns School in Leatherhead.

Mainline rail services from Oxshott (just over half a mile away) are available north to London Waterloo and south to Guildford whilst junction 9 of the M25 is under a mile away at Leatherhead.

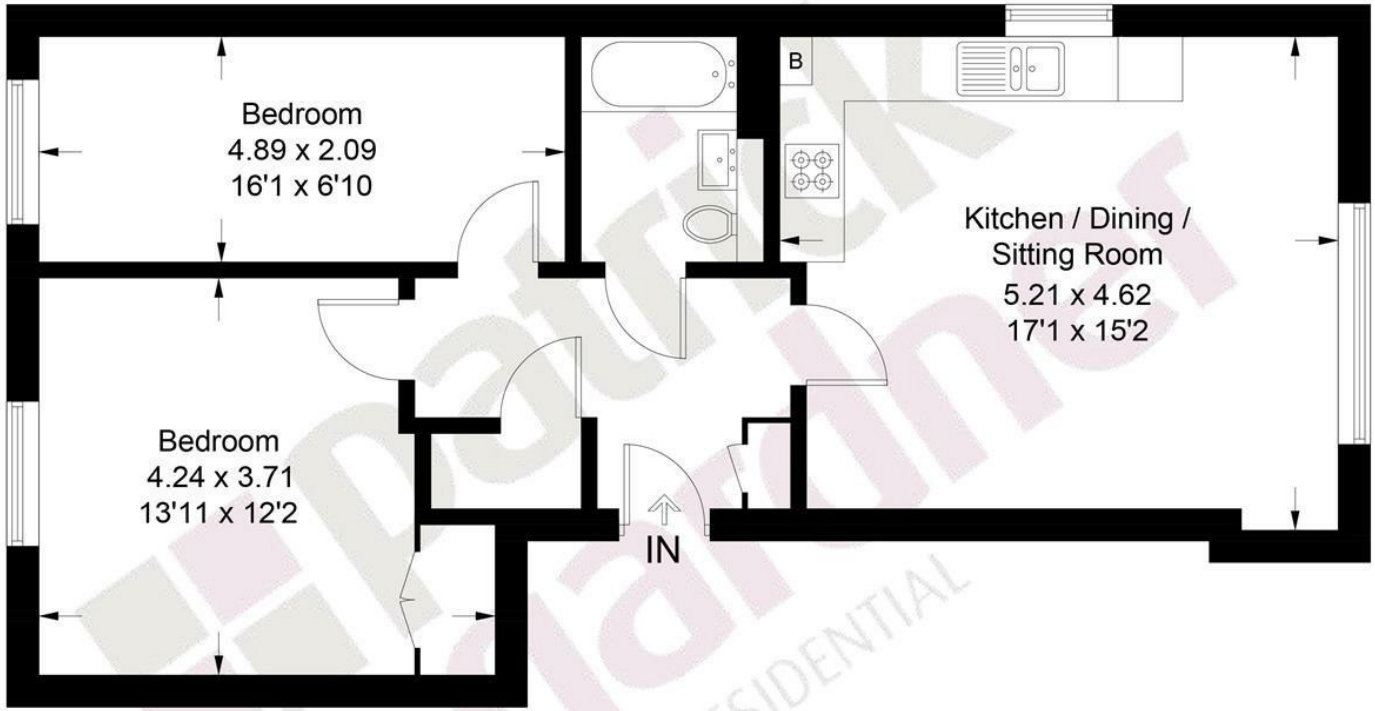
Oxshott Heath and wood is about 10 minutes walk away and the general area abounds in lovely countryside, much of which is Green Belt and National Trust owned, being ideal for walkers and horse riding. There are numerous golf course in the vicinity including Leatherhead Golf Club as well as Tyrrells Wood at Leatherhead, the RAC at Epsom and the private members Beaverbrook country club at Leatherhead.







Approximate Gross Internal Area = 60.1 sq m / 647 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. (ID1345050)
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