Flat 18, Reeves House 2 Hartfield Road, Leatherhead, Surrey, KT22 7GQ

Offers In Excess Of £500,000

- LUXURY TOP FLOOR FLAT (1120 SQ FT)
- BALCONY WITH STUNNING VIEWS
- ON-SITE MANAGER
- RESIDENTS LOUNGE
- CLOSE TO LEATHERHEAD STATION
- LIFT SERVICE
- ALLOCATED PARKING
- GUEST SUITE
- NO CHAIN
- CLOSE TO SHOPS

Description

This beautifully appointed and stylishly finished two bedroom third floor apartment in this Award Winning Beechcroft Development, enjoys generous proportions (1120sq.ft), balcony with stunning views, a lift service and allocated/visitors parking. This particular flat was the show home when the flats were sold as new.

Designed for over 55's, The Farthings offers superb communal facilities amongst beautifully landscaped grounds. There is an estate manager that is responsible for maintaining the development and keeping an eye on properties whilst owners are away, residents lounge, kitchen and terrace and guest suite available to rent for family or friends at a very reasonable price.

The entrance hall with a coat cupboard and useful storage cupboard opens into an impressive reception hall off of which are two double bedrooms, dressing room, ensuite, guest bathroom, utility room, luxury kitchen, sitting room and delightful balcony.

Outside, there are landscaped communal grounds with a variety of planting that're looked after by gardeners, allocated parking space, lit paths and seating to ensure residents are able to relax and socialise.

Situation

Reeves House is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and Leatherheads mainline station.

Leatherhead's mainline railway station is a short walk away and 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 Surrey Connect bus is a community bus service available to many residents in Surrey including Leatherhead. This offers an affordable and convenient service for getting into town or to the train station and is arranged on their website.

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	Leasehold
EPC	B
Council Tax Band	E
Lease	999 Years from 5th December 2018 - 992 Remaining The Ground Rent doubles every 20 years.
Service Charge	£3,888.31
Ground Rent	£350

Approximate Gross Internal Area = 104.1 sq m / 1120 sq ft

Second 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. (ID1265625)

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