

1 Minchin Close, Leatherhead, Surrey, KT22 8BH

Price Guide £320,000









- GROUND FLOOR MAISONETTE
- IN NEED OF SOME UPDATING
- LIVING ROOM WITH FIREPLACE
- BATHROOM
- RESIDENT PARKING PERMITS AVAILABLE
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- KITCHEN WITH ACCESS TO GARDEN
- PRIVATE FRONT & REAR GARDENS
- SHORT WALK TO STATION & SHOPS

Description

Offered with no onward chain, this ground floor 2 double bedroom maisonette enjoys a highly convenient location just a short walk away from riverside walks, the town centre and mainline railway station.

Particular features include a private front and rear garden with elevated views over the River Mole. Whilst in need of some updating, the accommodation is spacious with two double bedrooms and a living room with an open fireplace. The kitchen, set at the rear has a door out onto the rear garden.

The property benefits from a long lease of over 100 years, an affordable ground rent and no high level service charges.

N.B. Residents parking permits are available from Surrey County Council; 2 permits are available- 1st resident permit: £88 per year and 2nd resident permit: £108 per year. Book of prepaid visitor permits available too.

Situation

Minchin Close is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station. Leatherhead town centre has a variety of shops including a Boots and Sainsbury's in the part covered Swan Shopping Centre.

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.

In the general area is Green Belt countryside, much of which is National Trust owned ideal for those who enjoy country pursuits. Nearby are attractions such as Denbies Wine Estate, and Polesden Lacey.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	110 years from 25th March 2018 (102 Years remaining)
Ground Rent	£200 p.a. Stepped ground rent rising £200 every 25 years.
Service Charge	There is no service charge in place. Each maisonette is responsible for their own buildings insurance.

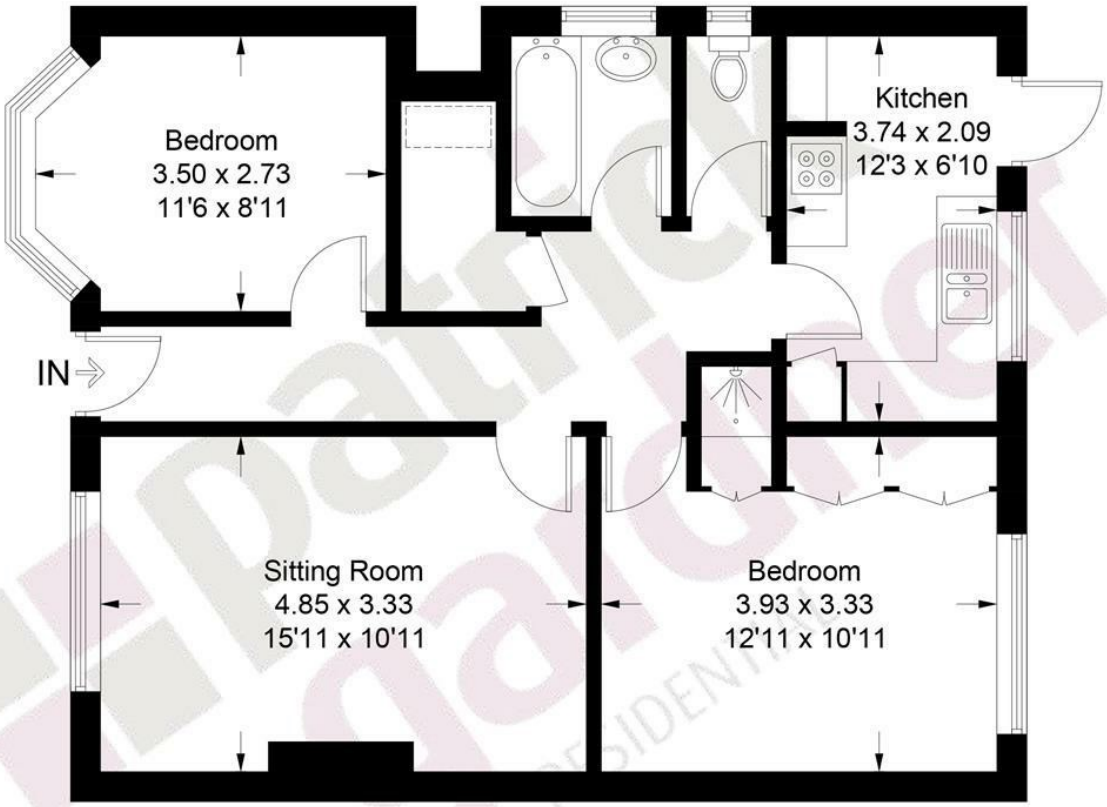






Approximate Gross Internal Area = 66.3 sq m / 714 sq ft

= Reduced headroom below 1.5m / 5'0



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. (ID1347951)

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