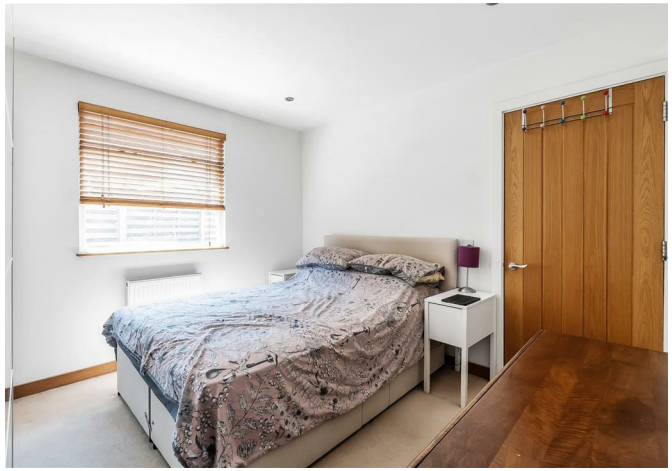


15 Elm Road, Leatherhead, KT22 8AP

Price Guide £279,950









- 1ST FLOOR APARTMENT
- LARGE PRIVATE TERRACE
- OPEN PLAN KITCHEN/LIVING AREA
- BUILT IN APPLIANCES
- 1 MINUTE FROM TOWN CENTRE
- 2 DOUBLE BEDROOMS
- NO CHAIN
- MODERN KITCHEN UNITS
- PRIVATE PARKING
- SHORT WALK MAINLINE STATION

Description

This well-presented first-floor apartment is ideally located just off Leatherhead High Street and is within a short walk of Leatherhead's mainline train station.

The accommodation comprises an inviting entrance hall, two double bedrooms, a modern family bathroom, and a spacious open-plan living/dining room with a contemporary fitted kitchen featuring integrated appliances.

A standout feature of the apartment is the large private terrace, offering an excellent outdoor space for relaxing or dining al fresco. Additional benefits include an allocated parking space and access to the loft, providing valuable additional storage.

Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	132 Years Remaining (149 years from 2009)
Service Charge	£1,300
Ground Rent	£25 (Rises to £50 in 2029)

Situation

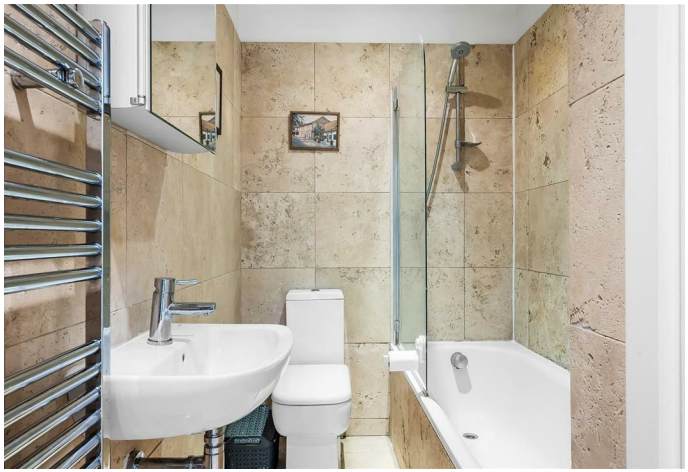
Leatherhead town offers a comprehensive range of shopping facilities, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The mainline railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

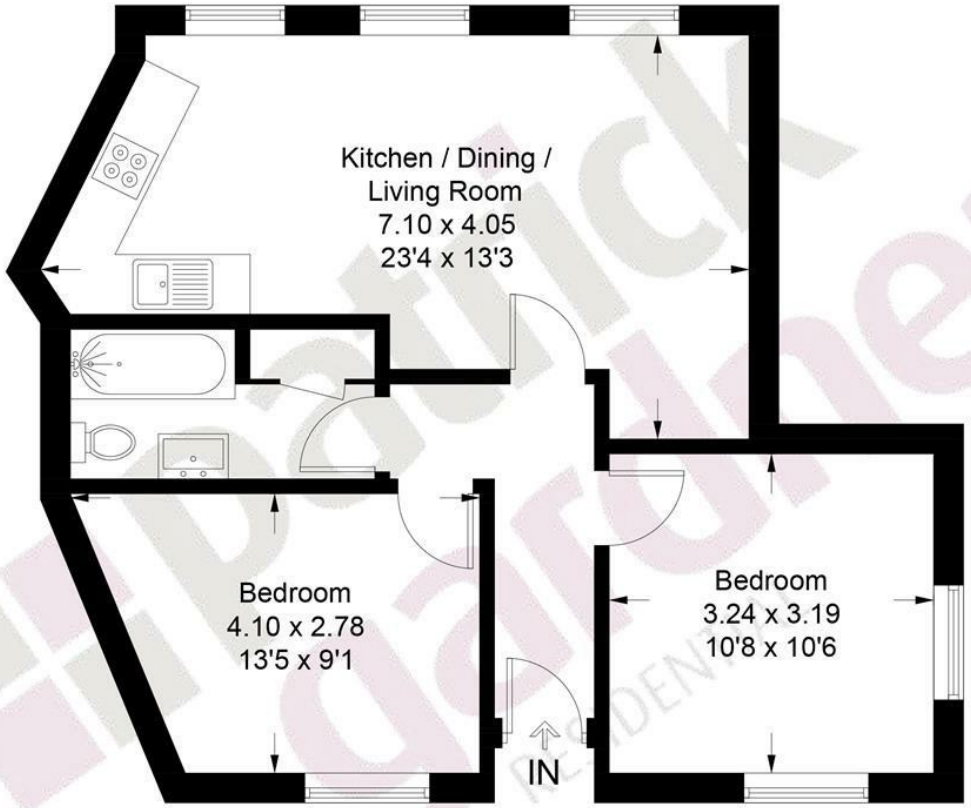
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.







Approximate Gross Internal Area = 53.4 sq m / 575 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. (ID1317012)

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