

12 Byron Place, Leatherhead, Surrey, KT22 8AX

Price Guide £255,000









- GROUND FLOOR MASIONETTE
- LIVING ROOM
- WHITE BATHROOM SUITE
- GAS FIRED HEATING VIA RADIATORS
- CLOSE TO TOWN/SHOPS/STATION
- OWN SOUTHERLY FACING REAR GARDEN
- MODERN KITCHEN
- DOUBLE BEDROOM - FITTED WARDROBES
- DOUBLE GLAZING
- LOMG LEASE & SHARE OF FREEHOLD

Description

This ground floor maisonette (own front door) is located in a highly convenient position just a short walk from the town centre.

Offered with NO ONWARD CHAIN, it has been recently redecorated and features a modern kitchen and fashionable white bathroom suite, a good sized living room and double bedroom with fitted wardrobes.

Externally it has it's own SOUTHERLY FACING REAR GARDEN which is paved for easy maintenance and there is a useful shed for storage.

On completion a purchaser will have a new lease with £0 Ground Rent and also a valuable share of the freehold with teh flat above, 12a Byron Place.

Byron Place is an unmade road and the ownership of this road is unknown. We understand that, generally, there is an unwritten rule between neighbours that homeowners will park outside there own property.

Situation

Located in Leatherhead's conservation area, this property is within a short walk the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station.

The town offers a wide variety of quality independent restaurants and coffee shops.

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 Denbies Wine Estate and Polesden Lacey.

Tenure	Share of Freehold
EPC	C
Council Tax Band	C
Lease	New Lease - length of term to be agreed
Maintenance	Shared 50/50, as and when, with the flat upstairs
Ground Rent	£0 per annum

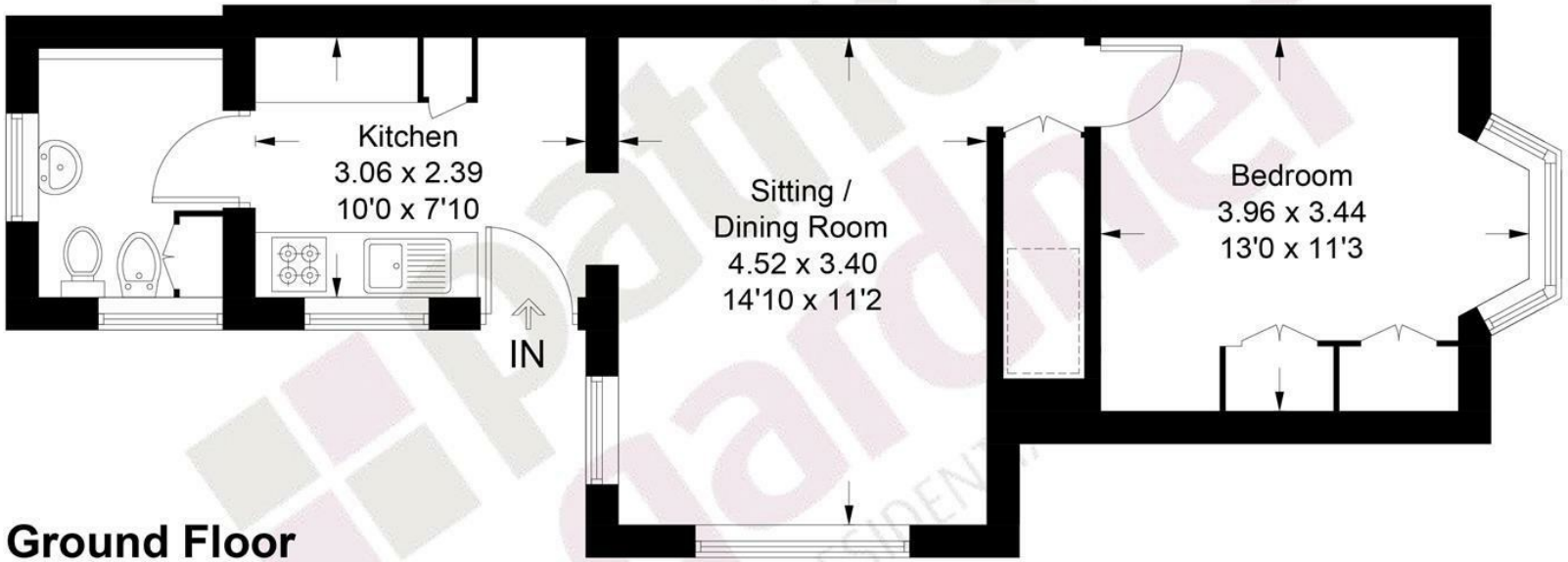




= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area
44.0 sq m / 474 sq ft

N



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. (ID1330731)
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