



3 Copthorne Court Station Road, Leatherhead, KT22 7RR

Price Guide £229,950



- ONE BEDROOM APARTMENT (520 sqft)
- RECENTLY DECORATED
- GROUND FLOOR
- IDEAL FIRST TIME BUY OR INVESTMENT
- CLOSE TO TOWN CENTRE
- ALLOCATED & VISITORS PARKING
- NO CHAIN
- SUNNY ASPECT
- COMMUNAL GARDEN
- CLOSE TO TRAIN STATION

## Description

This beautifully presented one bedroom apartment with a sunny south westerly aspect is situated on the ground floor of Copthorne Court which is located just a short walk from Leatherhead mainline train station and town centre.

The accommodation begins with an inviting entrance hall where two storage cupboards can be found. The bright and spacious sitting/dining room has a homely feel and features double glazed windows (and throughout). The double bedroom provides built in wardrobes and is just next to the well kept bathroom. The separate kitchen has also been well looked after and features ample fitted units and built in appliances. The flat has been redecorated.

Externally, there is a well maintained communal garden as well as allocated and visitors parking for the building.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	152 Years unexpired - from 2nd Sept 2015 to 31st Dec 2178
<b>Service Charge</b>	£2,273.54 pa
<b>Ground Rent</b>	£0

## Situation

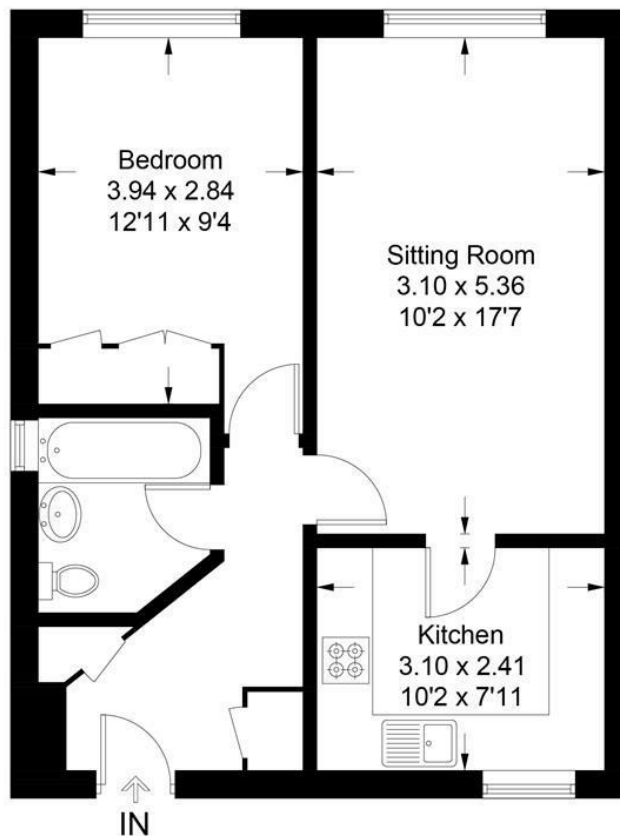
Ideally located in the centre of Leatherhead, Copthorne Court is within walking distance of the River Mole, Waitrose, Parish Church, three Gym's and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

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.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacey.



Approximate Gross Internal Area = 48.3 sq m / 520 sq ft



### 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. (1237515)  
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