



9 Windfield, Leatherhead, Surrey, KT22 8UG

Price Guide £309,950



- GROUND FLOOR MAISONETTE
- SITTING/DINING ROOM
- FITTED KITCHEN
- £1000 PA SERVICE CHARGE
- GARAGE
- TWO DOUBLE BEDROOMS
- DOOR DIRECT TO GARDENS
- SHORT WALK TO TOWN
- LONG LEASE
- NO CHAIN

Description

In a very convenient location close to the town centre, this ground floor maisonette offers bright and spacious accommodation.

Approached via own front door, the interior includes a reception hall with large, useful storage cupboard, fitted kitchen with door direct to communal gardens, bathroom, spacious lounge and two double bedrooms with built in wardrobes. There are electric night storage heaters (cheaper electricity over night) and a recently installed gas boiler for hot water, double glazing and a long lease.

The grounds of the Winfield estate is well maintained and there is a single garage in a near by. (All the garage doors have recently been repainted). Conveniently for a purchaser there is no onward chain.

Tenure	Leasehold
EPC	E
Council Tax Band	D
Lease	999 yrs from 1965
Service Charge	£1000 pa
Ground Rent	£25 pa
Building Insurance	£301.43 pa (1st June 24 - 31st May 25)

Situation

Windfield is a 5 minute walk to Leatherhead High Street, the town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

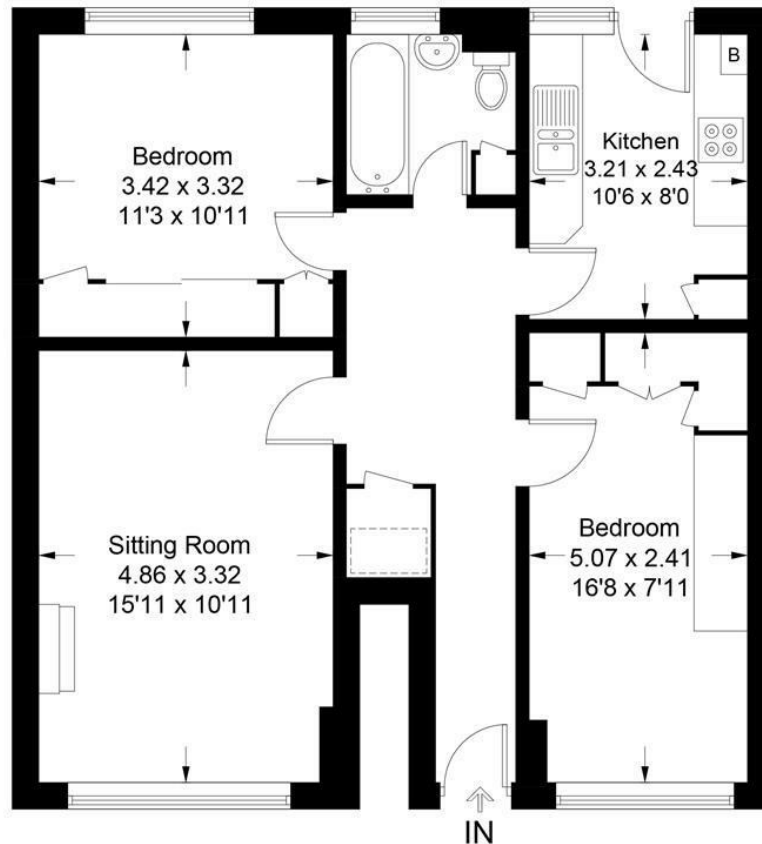
The main line railway station is just 10 minutes walk and offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsend Prep School.

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, Denbies Wine Estate and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 64.4 sq m / 693 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 77.3 sq m / 832 sq ft



 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual
Location / Orientation)

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. (ID1199136)