



Flat 9, Old School Court Poplar Road, Leatherhead, KT22 8SN

Price Guide £240,000



- SPACIOUS DUPLEX APARTMENT
- RESIDENTS' PARKING
- CONVERTED IN THE 1980s
- 615 SQ FT APPROX
- CLOSE TO TOWN
- CHARACTERFUL EX-SCHOOL HOUSE
- SHARE OF FREEHOLD
- ONE BEDROOM
- NO CHAIN
- CLOSE TO MAINLINE STATION

## Description

Converted in the 1980s this characterful, one bedroom, duplex flat (615 sq ft approx) offers spacious living with private parking and is situated close to Leatherhead town centre and the mainline train station.

The Freeholders are exploring the option to extend all leases to 999 years with a peppercorn ground rent.

The accommodation on the ground floor comprises an inviting entrance hall with useful under stairs storage cupboard, kitchen/lounge with fitted units and integrated oven with gas hob. Upstairs, there is a double bedroom with separate family bathroom.

Externally there is some communal garden space and a large residents carpark.

The property comes with a share of the freehold and has no onward chain.

|                         |                                                |
|-------------------------|------------------------------------------------|
| <b>Tenure</b>           | Leasehold + Share of Freehold                  |
| <b>EPC</b>              | D                                              |
| <b>Council Tax Band</b> | C                                              |
| <b>Lease</b>            | 125 years from 25/03/1987 (86 years remaining) |
| <b>Service Charge</b>   | £1,082.41                                      |
| <b>Ground Rent</b>      | £0.00                                          |

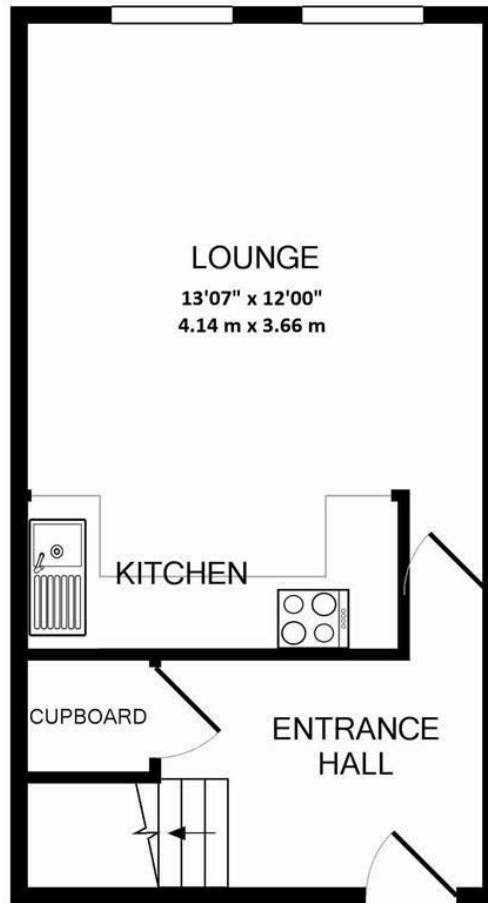


## Situation

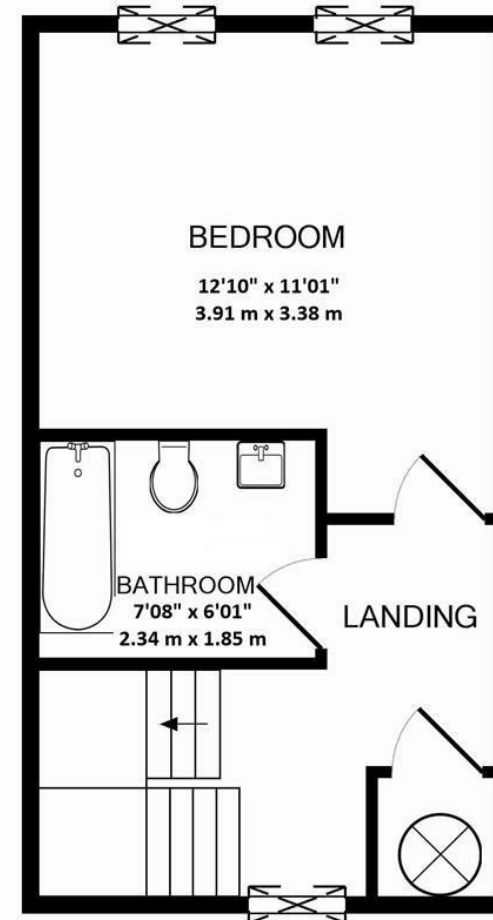
Leatherhead town offers a comprehensive range of shopping and leisure facilities including the Swan Shopping Centre, Waitrose Local, Leatherhead Theatre and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town. There is also an abundance of independent and chain restaurants (Nandos, Prezzo etc) alongside welcoming cafes and pubs.

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.



Ground Floor  
Approx. Floor  
Area 308 Sq.Ft.  
(28.6 Sq.M.)



1st Floor  
Approx. Floor  
Area 308 Sq.Ft.  
(28.6 Sq.M.)

Total Approx. Floor Area 615 Sq.Ft. (57.2 Sq.M.)  
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