



27 Opus Court Kingston Road, Leatherhead, Surrey, KT22 7UG

Offers Over £250,000



- TOP FLOOR ONE BEDROOM APARTMENT
- LUXURY BATHROOM
- COMMUNAL GARDENS
- FITTED WARDROBES
- RESIDENTS PARKING *
- SOUTH WEST FACING BALCONY
- SECURE VIDEO ENTRY SYSTEM
- EASY WALK TO STATION & SHOPS
- LIFT TO ALL FLOORS
- ADVANTAGE BUILD WARRANTY

Description

This well appointed and modern flat is located in an elevated position on the second floor of Opus Court and offers a private balcony.

The living accommodation has a bright and airy open plan arrangement with the kitchen area discreetly positioned at the rear of the room.

The main bedroom has the benefit of floor to ceiling fully fitted wardrobes. The family bathroom is fully tiled and is completed with contemporary white sanitaryware and complementary chrome fittings. There is a useful cupboard in the hallway providing plenty of extra storage within the property.

The property further benefits from, 248 year lease, nil ground rent, residents car parking* and the availability of electric charging points.

* The Developer of Opus Court has a planning application to develop another block of apartments next to Opus Court and the build is now in the process. The Opus Court residents are temporarily required to park in the Kingslea House carpark which is just the other side of Bay Tree Avenue.

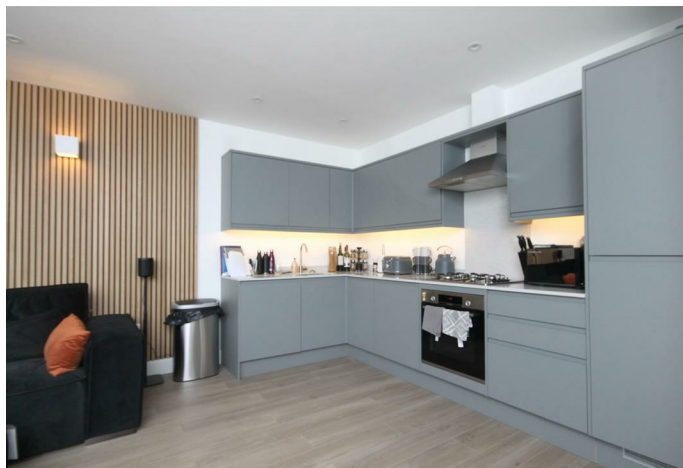
Situation

Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre (shows films as well), farmers market and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith.

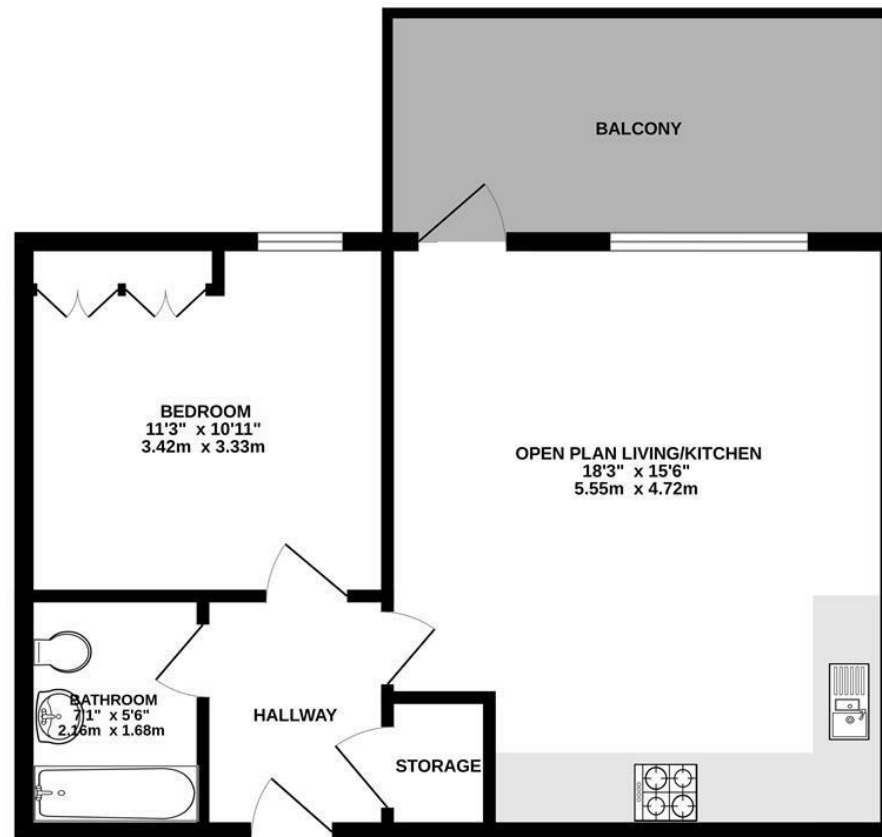
Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.

Tenure	Leasehold
EPC	B
Council Tax Band	C
Lease	250 Years from 01/01/2022 (246 remaining)
Service Charge	£1,440.45 pa
Ground Rent	Peppercorn



THIRD FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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