



 **patrick
gardner**
RESIDENTIAL

15 Cedar House Park View Road, Leatherhead, Surrey, KT22 7GB

Price Guide £285,000



- TOP FLOOR APARTMENT (759 SQ.FT.)
- TWO BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- BALCONY
- NO CHAIN
- LIFT ACCESS
- TWO BATHROOMS
- HIGH CEILINGS
- ALLOCATED & VISITOR PARKING
- 130 YEAR UNEXPIRED LEASE

Description

This superb two bedroom top floor apartment (with lift access) features high ceilings and balcony whilst enjoying open distant outlooks and within a short walk to the station making it an ideal first time buy or investment opportunity.

Bright, modern and spacious, the accommodation includes a 23' x 12'5 open plan living space with fitted kitchen and adjoining triple aspect sitting/dining room with door to the balcony. The principal bedroom has a luxury fully tiled ensuite, there is a guest bedroom, bathroom and two further useful storage cupboards in the hall.

Outside, the communal grounds are well maintained with lit paths and covered cycle racks. There is an allocated parking space and ample visitor parking.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	150 Years from 2006
Service Charge	£3095.52 pa (1st Oct 25 - 30th Sept 26)
Ground Rent	£200 pa

Situation

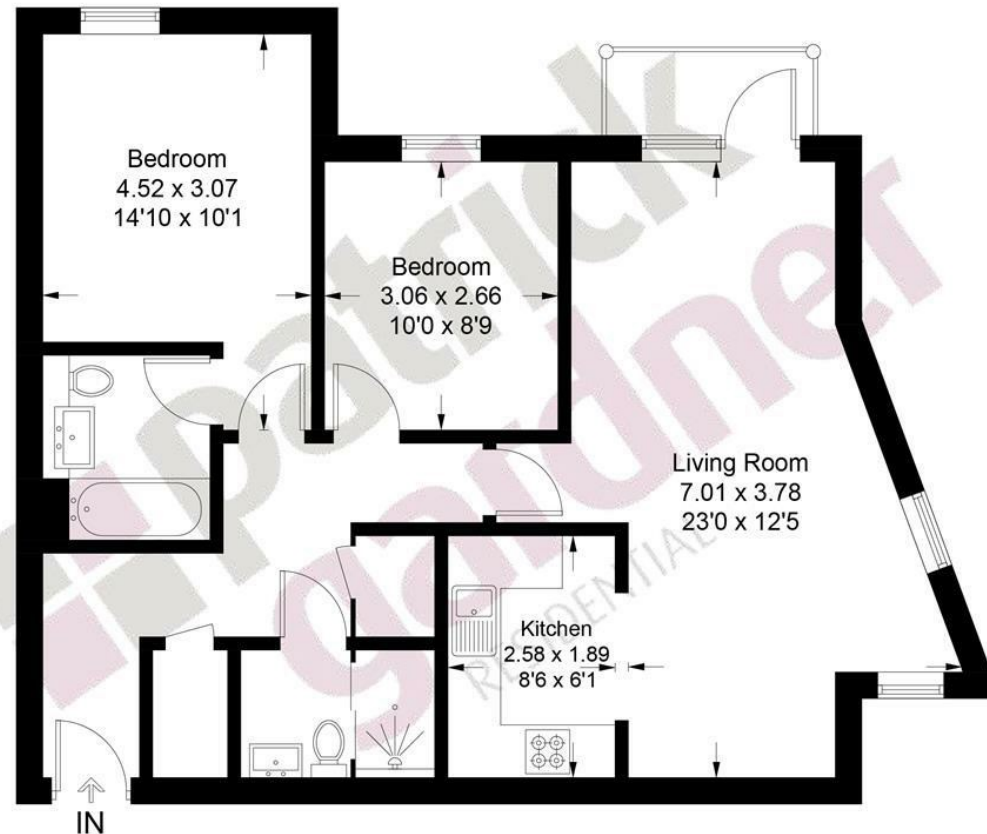
The property is conveniently situated about 15 minutes walk from Leatherhead town centre where there are a wide range of coffee shops, restaurants, Waitrose Local, Theatre, Gyms and Library.

Just 10 minutes' walk from the main line railway station with fast and frequent services to London Waterloo and Victoria. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Also within close proximity to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks. Polesden Lacey, Denbies Wine Estate and Bocketts Farm are a short drive away and provide excellent family days out.



Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



Third 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. (ID1292689)

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