

34 Minchin Close, Leatherhead, Surrey, KT22 8BH

Price Guide £320,000









- OPTION TO BUY GARAGE
- 189 YRS LEASE FROM 1991 (154 YEARS)
- SITTING/DINING ROOM
- MODERN BATHROOM
- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- NO SERVICE CHARGES
- FITTED KITCHEN
- PRIVATE GARDEN WITH SHED
- NO CHAIN

Description

This superb first floor two bedrooms maisonette enjoys an extended lease and no service charges. There is an option to buy the garage with the maisonette at a guide price of £365,000.

It's own private front door leads to small hall with stairs to a bright first floor galleried landing with a good sized storage cupboard. The loft hatch with ladder provides a large amount of extra storage space.

The accommodation which has been recarpeted and redecorated throughout comprises a sitting/dining room, master bedroom with space for fitted wardrobes, guest bedroom, bathroom and smart fitted kitchen with outlook over the library gardens behind.

The property has a private garage (held under a separate lease but co-terminus with flat lease), enjoys a lovely outlook to front and rear, a private rear garden with shed and is just minutes' from the town centre and riverside walks.

There is also residents parking (£84 p.a. for 1st car, £104 p.a. for second car, £134 p.a. for third car)

Situation

Located on the very popular South side of Leatherhead, Minchin Close is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym 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.

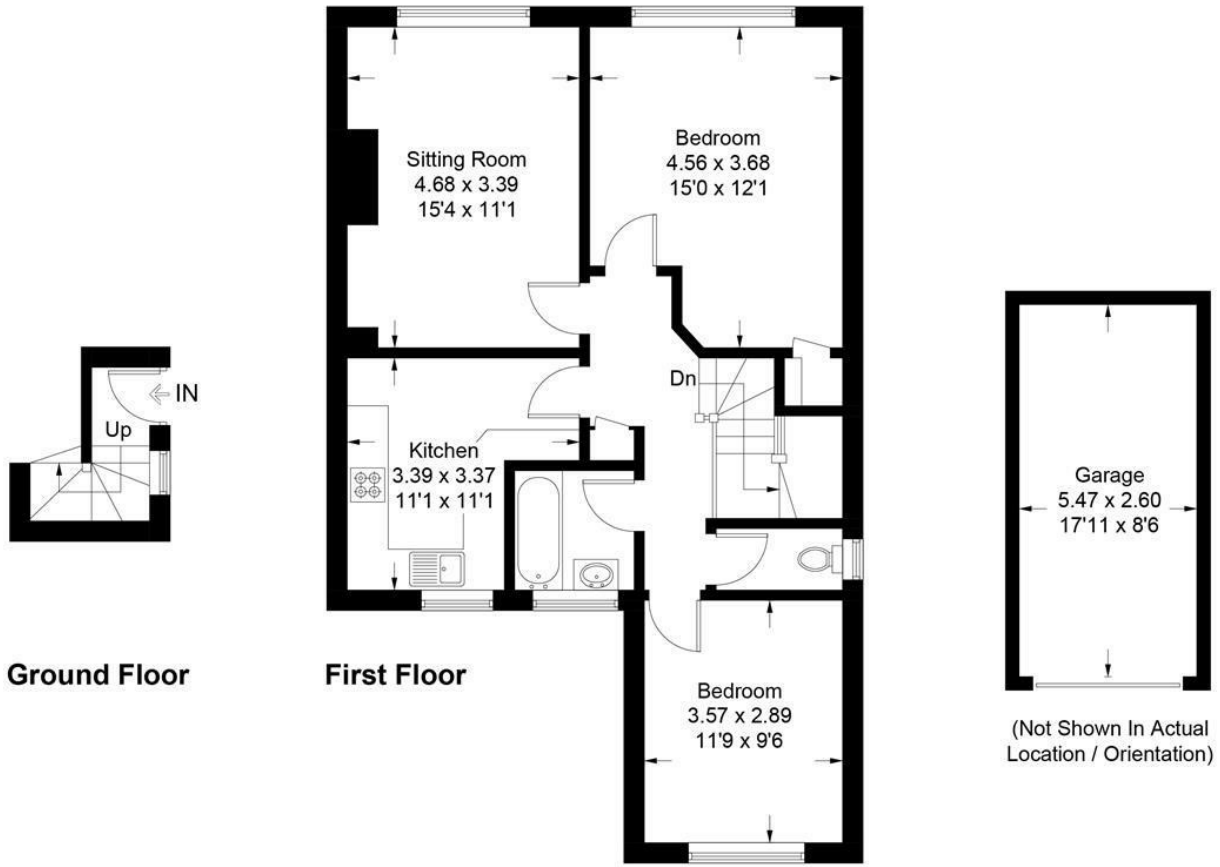
Tenure	Leasehold
EPC	E
Council Tax Band	C
Lease	189 yrs from 18 March 1991 (154 Years unexpired)
Service Charge	Each Maisonette looks after their own parts
Ground Rent	Peppercorn







Approximate Gross Internal Area = 73.4 sq m / 790 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 87.6 sq m / 943 sq ft



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. (ID1153200)

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