



Flat 22, Tanner House Challenge Court, Leatherhead, KT22 7GS

Price Guide £320,000



- 2 BEDROOM APARTMENT
- INTEGRATED APPLIANCES
- LIFT TO ALL FLOORS
- NO CHAIN
- CLOSE TO LEATHERHEAD STATION
- GOOD LEASE (116 YEARS REMAINING)
- UNDERFLOOR HEATING THROUGHOUT
- PRIVATE ALLOCATED PARKING
- BLP GUARANTEE (ENDS IN 2028)
- CLOSE TO SHOPS

## Description

Forming part of a high-quality 2018 office-to-residential conversion, this beautifully presented two-bedroom apartment offers modern living with the reassurance of a 10-year building warranty valid until 2028.

The property features a bright and spacious open-plan kitchen and living area with large windows that flood the space with natural light.

The well-proportioned primary bedroom benefits from an en-suite shower room, while the second bedroom is generously sized and served by a separate family bathroom.

Additional benefits include a private allocated parking space and underfloor heating throughout.

This property is being sold with the benefit of no chain.

## Situation

Leatherhead 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 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.

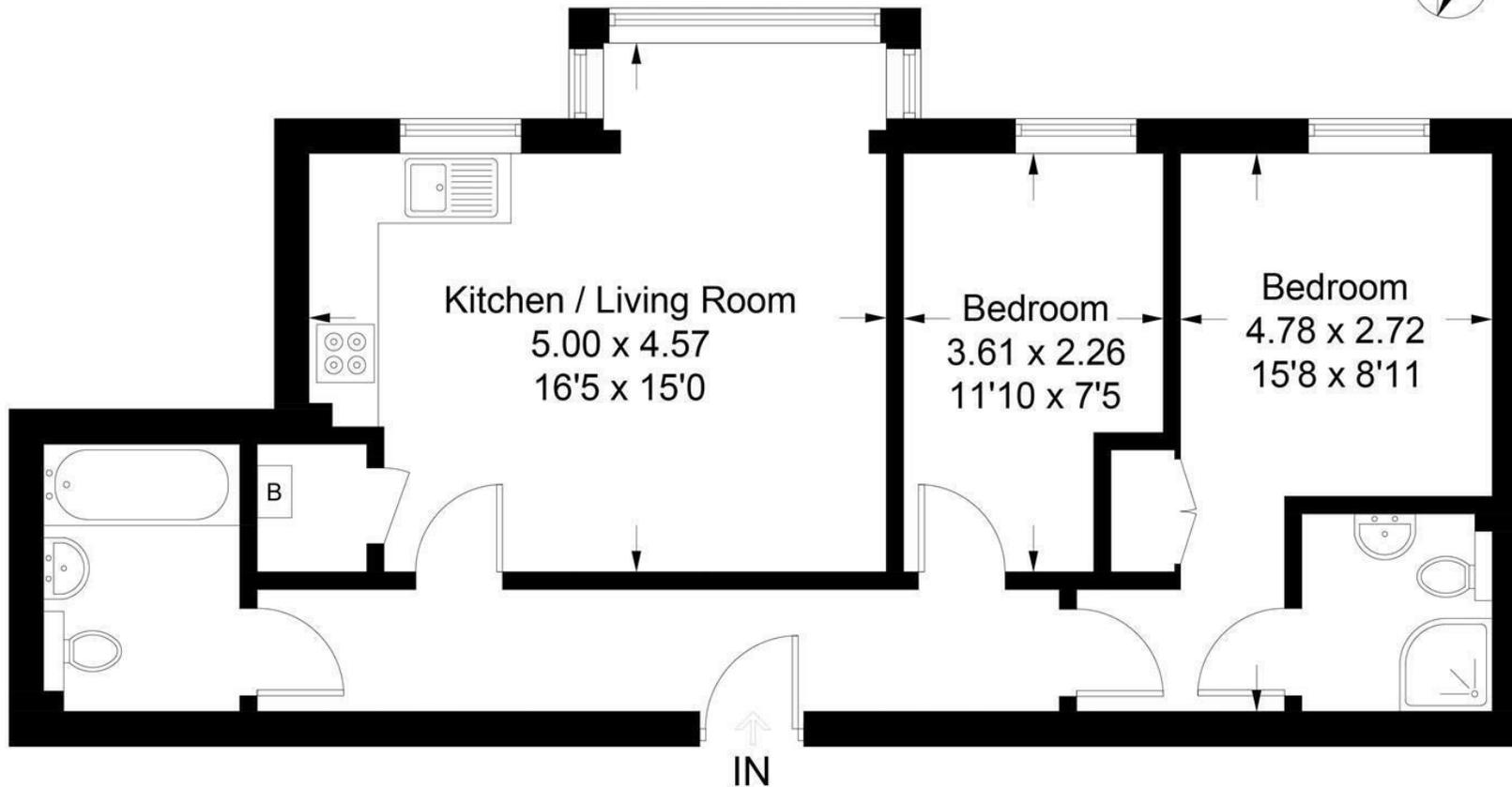
There is a wide range of quality private and state schooling in the general area including for older children, St Andrew's RC School and Therfield Secondary School.

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 and Epsom Downs where the famous Derby is held.

<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	C
<b>Lease</b>	125 years from 01/01/2018 (116 remaining)
<b>Service Charge</b>	£2,053.36
<b>Ground Rent</b>	£300. GR doubles every 25 years. Next increase is in 2042 to £600.



Approximate Gross Internal Area = 56.2 sq m / 605 sq ft



## First 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. (ID381410)

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