



Flat 2, Austen Court Highbury Drive, Leatherhead, KT22 7UW

Price Guide £315,000



- GROUND FLOOR FLAT
- SECURE UNDERGROUND PARKING
- 2 DOUBLE BEDROOMS
- WALK-IN-WARDROBE
- RECENTLY DECORATED
- BALCONY
- FITTED KITCHEN WITH NEW APPLIANCES
- ENSUITE SHOWER ROOM
- NEW FLOORING
- CLOSE TO MAINLINE STATION

## Description

Conveniently located a short walk from Leatherhead Station, this beautifully presented ground floor apartment offers two spacious bedrooms, including a principal bedroom with ensuite shower room and walk-in-wardrobe, a stylish family bathroom, and a bright, fully fitted kitchen. The open-plan living room opens onto a private balcony, providing a perfect space for relaxation.

The property has been redecorated and recently updated with new flooring throughout, new tiles in the bathroom, splashback in the kitchen as well as new oven, fridge and gas boiler.

Additional benefits include secure underground parking and convenient access to local amenities and transport links.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	105 Years Remaining
<b>Service Charge</b>	£2,802.65
<b>Ground Rent</b>	£250

## Situation

Austen Court is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

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 outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.



Approximate Gross Internal Area = 78.1 sq m / 841 sq ft



### Ground 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. (ID1192193)

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