



**patrick  
gardner**  
RESIDENTIAL

Flat 24, Burney House Highbury Drive, Leatherhead, KT22 7UJ

Price Guide £285,000



- SECOND FLOOR APARTMENT
- 670 SQ.FT.
- ALLOCATED PARKING
- FITTED OPEN PLAN KITCHEN
- SHORT WALK TO STATION

- TWO DOUBLE BEDROOMS
- 100 + YEAR LEASE
- SITTING/DINING ROOM
- BATHROOM
- NO CHAIN

## Description

This second floor apartment enjoys a delightful sunny aspect whilst having allocated parking, 100+ year lease and lift.

The accommodation provides spacious lounge with double doors opening to a Juliet balcony, open plan to fitted kitchen with integrated appliances, two double bedrooms and bathroom with white suite. There is also a large walk in storage area with light and power.

Externally is an allocated parking space, lit paths and well maintained communal grounds.

<b>Tenure</b>	Leasehold
<b>EPC</b>	tbc
<b>Council Tax Band</b>	D
<b>Lease</b>	125 Years from 2007 (106 years unexpired)
<b>Service Charge</b>	£1711.08 pa - 1st April 26 - 31st March 27
<b>Ground Rent</b>	£200.04 pa - increasing every 25 years (RPI calculation)
	<u>Combined ground and service charge is <b>£159.26 pcm</b></u>

## Situation

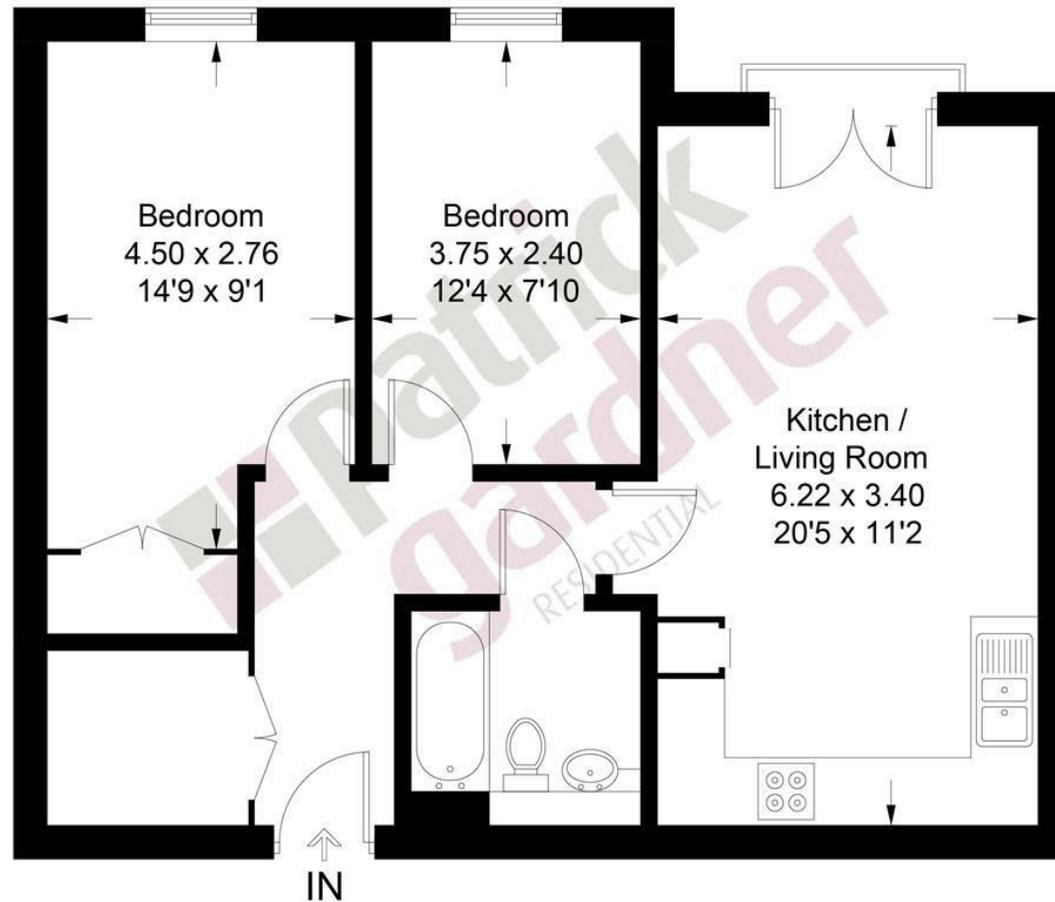
The property is conveniently situated 7-8 minutes from Leatherhead High Street where there lovely boutique coffee shops, proximity to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks. There is also a Waitrose, Theatre, Gyms and Library and is within 2 minutes' walk of the main line railway station with fast and frequent services to London Waterloo and Victoria.

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 north of Leatherhead and provides access to the A3 via J10, Gatwick and Heathrow Airports.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 59.2 sq m / 637 sq ft



## Second 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. (ID1277051)

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