



**Chestnut Court**, Park View Road, Leatherhead, Surrey KT22 7GF

**£227,500 Leasehold**

# Chestnut Court, Park View Road, Leatherhead, Surrey, KT22 7GF



- FIRST FLOOR PURPOSE BUILT FLAT
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- OPEN PLAN LOUNGE/DINING/KITCHEN
- FITTED KITCHEN WITH APPLIANCES
- WHITE BATHROOM SUITE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ALLOCATED AND VISITORS PARKING
- 5-10 MINUTES WALK FROM STATION
- EPC **B** & Council Tax Band **C**

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**The Property** Well maintained throughout, the property has the benefit of double glazing and gas central heating and the accommodation includes a spacious open plan lounge/dining room and kitchen. The kitchen is nicely fitted and provides built in appliances, the bathroom features a white suite and the double bedroom includes a built in wardrobe. Externally are well maintained communal gardens, allocated and visitors parking spaces.

**Situation** Located in a cul de sac, this first floor purpose built flat is convenient to Leatherhead station which is just over half a mile away.

**Lease** 100 Years from 2006 (87 years unexpired)  
**Service Charge** £112.33 per month including Ground Rent and Buildings Insurance

