

 **patrick
gardner**
LAND AND NEW HOMES

Flat 2, 25 - 29 High Street, Leatherhead, Surrey KT22 8AB

£187,500 Leasehold

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- NEWLY CONVERTED LOWER GROUND FLOOR APARTMENT
- ONE BEDROOM
- VIDEO ENTRY SYSTEM
- OPEN PLAN KITCHEN/LIVING/DINING ROOM WITH DOOR LEADING TO AN OUTSIDE PATIO AREA
- STYLISH FINISHES THROUGHOUT
- TOWN CENTRE LOCATION
- EASY WALK TO LEATHERHEAD MAINLINE RAIL STATION
- HELP TO BUY EQUITY LOAN AVAILABLE
- BRAND NEW 125 YEAR LEASE

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The Property

***TOWN CENTRE LIVING! ***

At just under 400sq ft, this newly converted, beautiful apartment boasts a stylish finish throughout and includes a video entry system. Positioned on the lower ground floor of the building, the property also benefits from an outside patio area.

Upon entering the apartment, you enter into an open plan kitchen/living/dining area complemented by a range of contemporary kitchen units, work surfaces and integrated appliances ideally suited to modern life. From the kitchen, a glazed door leads to an outside patio area offering a great seating area. A good sized, double bedroom features a glazed window and there is a separate on trend shower room with double shower.

Centrally located in Leatherhead town centre, the apartment is amidst a good mix of independent local shops, cafes, and restaurants. Connections into the City and central London are swift with Leatherhead mainline train station also within walking distance. Ideal for First Time Buyers and investors this well appointed property is available now. Eligible for the Government backed Help to Buy Equity Loan scheme. Perfect for First Time Buyers wishing to get on the property ladder. Viewings by appointment. For further information, call Patrick Gardner on 01372 360832.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove. The main line railway station offers fast and frequent services north to London termini 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 national motorway network together with Gatwick and Heathrow International Airports.

There is a wide range of quality private and state schooling in the general area. 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.

There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and the newly opened Beaverbrook Luxury Private Members Club with its world class golf course set in 400 acres.

EPC & Council Tax Band TBC

PGL5481

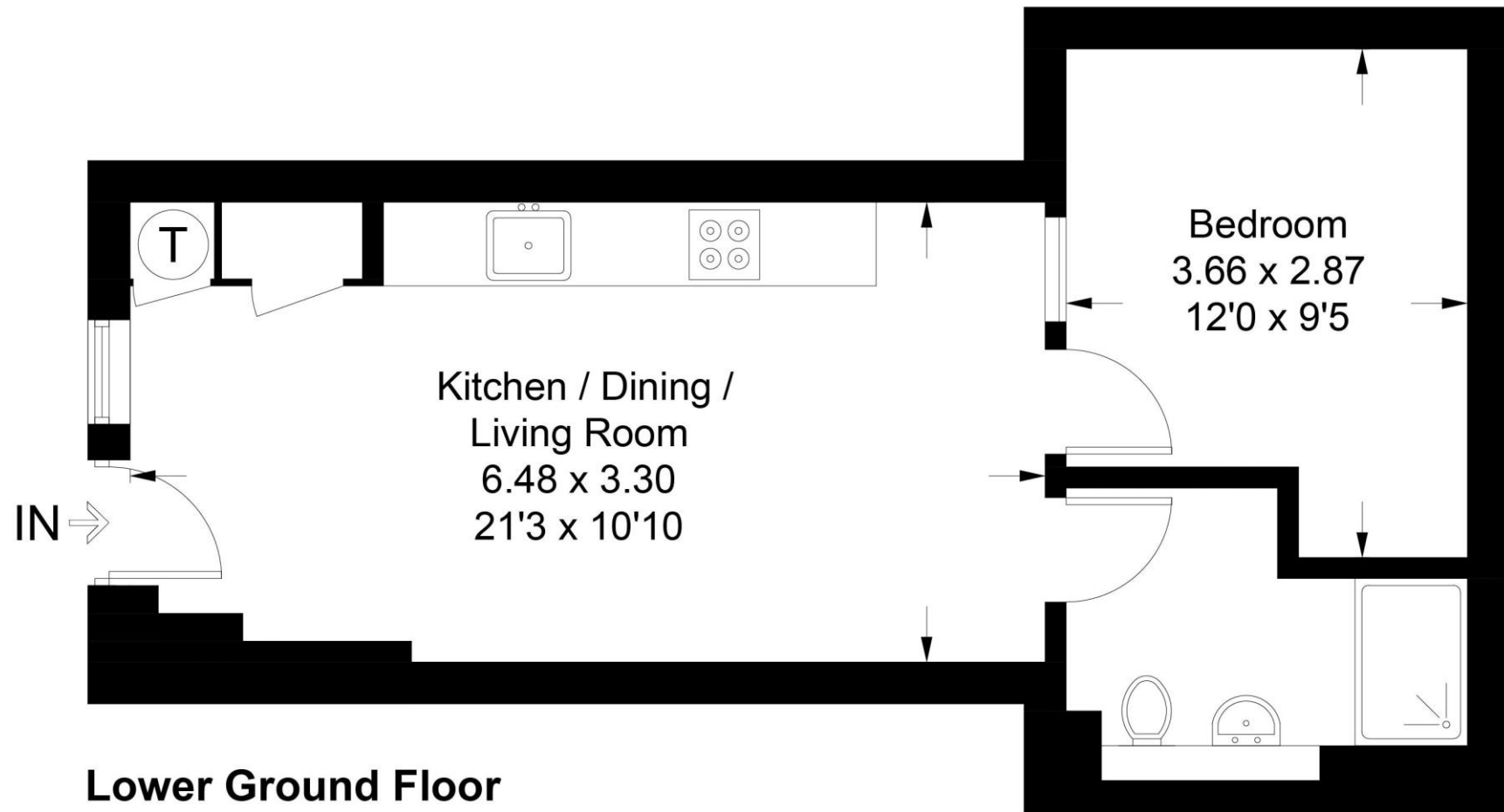




Backed by
HM Government



Approximate Gross Internal Area = 37.0 sq m / 398 sq ft



Lower 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. (ID751465)

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