



Sheridan House, Highbury Drive, Leatherhead KT22 7UN

welcome to

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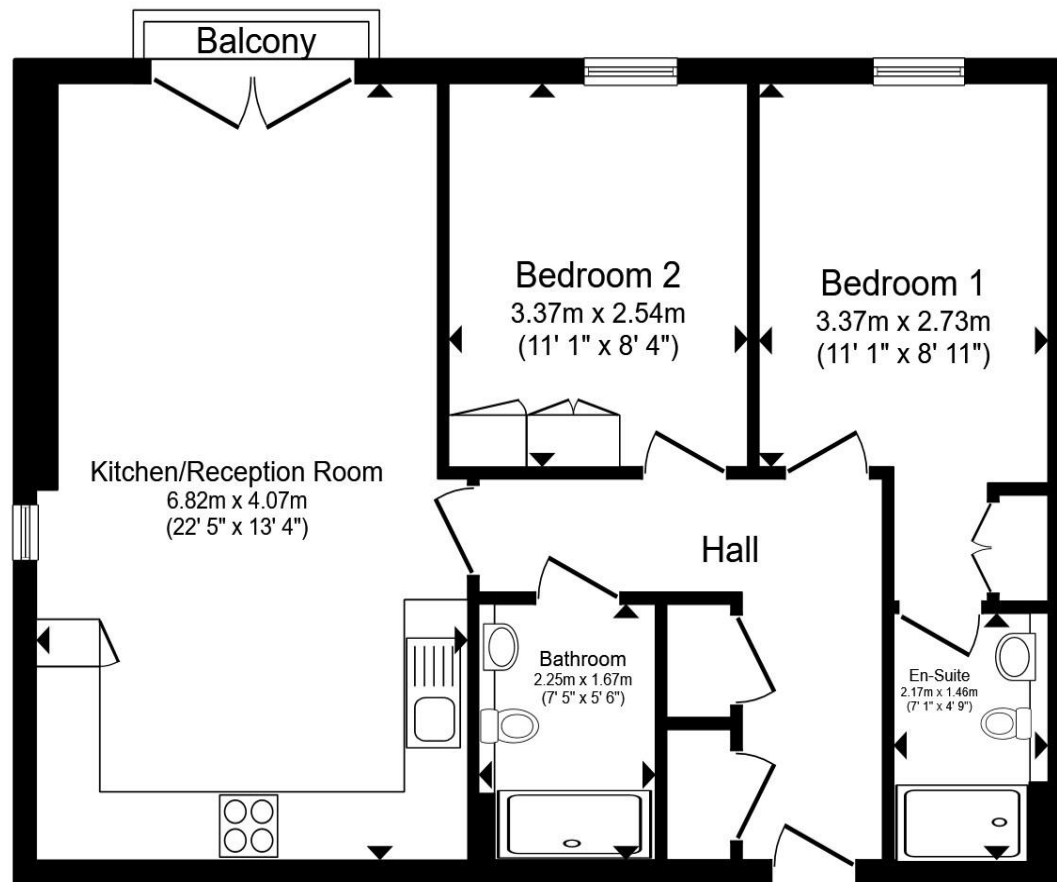
Positioned on the top floor, this bright and spacious home benefits from an abundance of natural light and has been recently redecorated throughout. With newly fitted carpets, the apartment offers a fresh, modern feel from the moment you step inside.

The property comprises a welcoming and generous entrance hall with two handy storage cupboards. The heart of the home is the impressive open-plan dual aspect kitchen and living area, featuring a Juliet balcony that enhances the light and airy atmosphere. The kitchen is well-equipped with a range of fitted wall and base units, worktops, and integrated appliances.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from its own private en-suite shower room. A second bathroom serves the remainder of the apartment, making it ideal for guests or sharers.

Further benefits include solar panel-assisted water heating, gas central heating, lift access, allocated parking, a corner plot and the added advantage of no onward chain. Ideally located just minutes from Leatherhead's mainline station and bustling high street, the property provides easy access to a wide range of shops, restaurants, leisure facilities, and a theatre. Conveniently, Waitrose, Sainsbury's, and Tesco are all nearby. Excellent transport links offer direct trains to London in approximately 40 minutes, while the M25 (Junction 9) is also within easy reach.





Third Floor

Total floor area 65.1 m² (700 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Top Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Bay
- NO ONWARD CHAIN
- Close to Station with Direct Trains to London Waterloo

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2883.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110573



Property Ref:
EPS110573 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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