

patrick gardner
RESIDENTIAL

Flat 2, 30 Consort Drive, Leatherhead, KT22 0AS

Price Guide £265,000









- IMMACULATE ONE BEDROOM FLAT
- FEATURE WINDOW IN THE SITTING ROOM
- DOUBLE BEDROOM WITH STORAGE
- WOOD EFFECT FLOORING
- LONG LEASE
- NO CHAIN
- MODERN FITTED KITCHEN
- BATHROOM WITH STYLISH TILING
- ALLOCATED PARKING
- NHBC WARRANTY (4 YEARS UNEXPIRED)

Description

Built in 2020, this beautifully presented one-bedroom apartment still feels like new and benefits from approximately four years remaining on its NHBC warranty.

The property comprises a welcoming entrance hall with built-in storage, a stylish fully tiled bathroom, a generous double bedroom with fitted storage, and a bright open-plan kitchen/living area featuring a large window that floods the space with natural light.

The contemporary fitted kitchen boasts integrated appliances, including an oven, microwave, induction hob, fridge with ice box and dishwasher.

Further benefits include an allocated parking space, visitor parking on a first-come, first-served basis, EV charging points, a woodland nature trail and a children's play area.

Offered with no onward chain, this modern apartment is ideal for first-time buyers, professionals or investors alike.

Tenure	Leasehold
EPC	B
Council Tax Band	C
Lease	999 years from 01/05/19
Service Charge	£1,200
Ground Rent	£250 (increases on 1st May 2040, then every 21 years. RPI-linked at each review, capped at double the passing rent).

Situation

The property is ideally located between Leatherhead and Cobham. Both have excellent train routes to London with direct trains to London Waterloo, Victoria and London Bridge. Cobham Village is just under 3 miles away and enjoys superb restaurants, boutique shops and coffee bars, both Leatherhead and Cobham have a Waitrose and health gyms.

Junction 9 of the M25 at Leatherhead and Junction 10 of the M25 at Cobham offer superb motorway routes to the A3, Gatwick and Heathrow Airports. There are also bus routes direct to Guildford and Kingston.

There is a wide range of quality private and state schooling in the general area. Private schools include Parkside and Reeds in Cobham, Danes Hill in Oxshott and St. John's or Downsend School in Leatherhead. State schools include St Andrew's Primary & Cobham Free School in Cobham and Therfield Secondary School in Leatherhead.

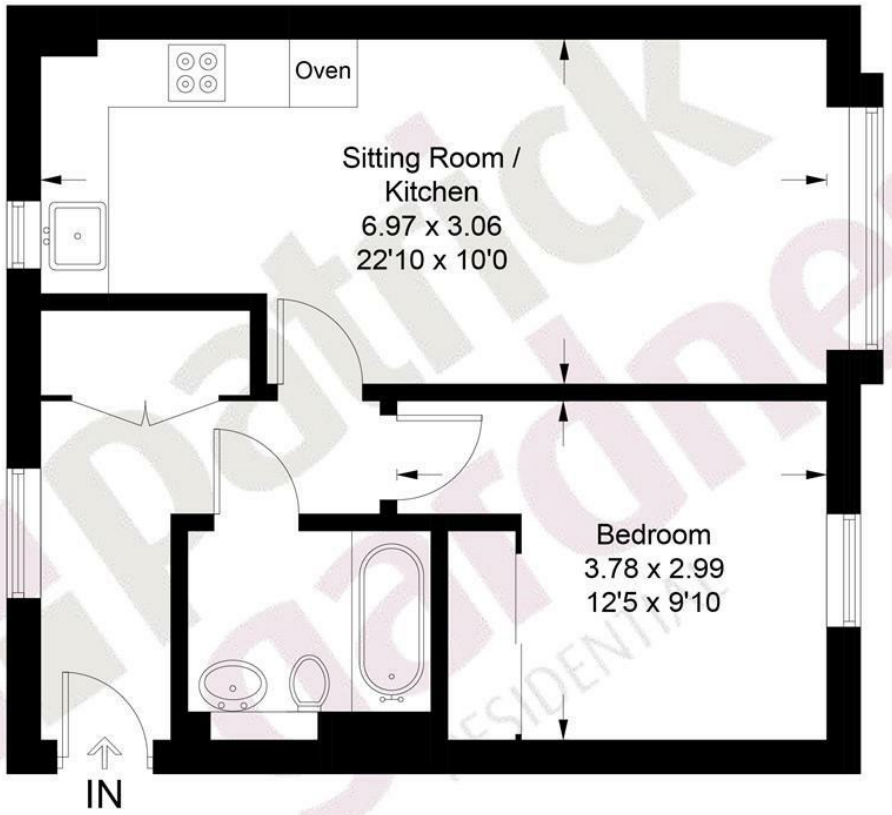
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.







Approximate Gross Internal Area = 43.6 sq m / 469 sq ft



First 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. (ID1343579)

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