

Birch Court, Park View Road, Leatherhead, Surrey, KT22 7GE

Asking Price: £270,000

Gascoigne-Pees













A well presented and spacious two bedroom, two bathroom second floor apartment, ideally situated within easy reach of Leatherhead town centre and mainline station. The property also benefits from allocated parking and attractive communal gardens.

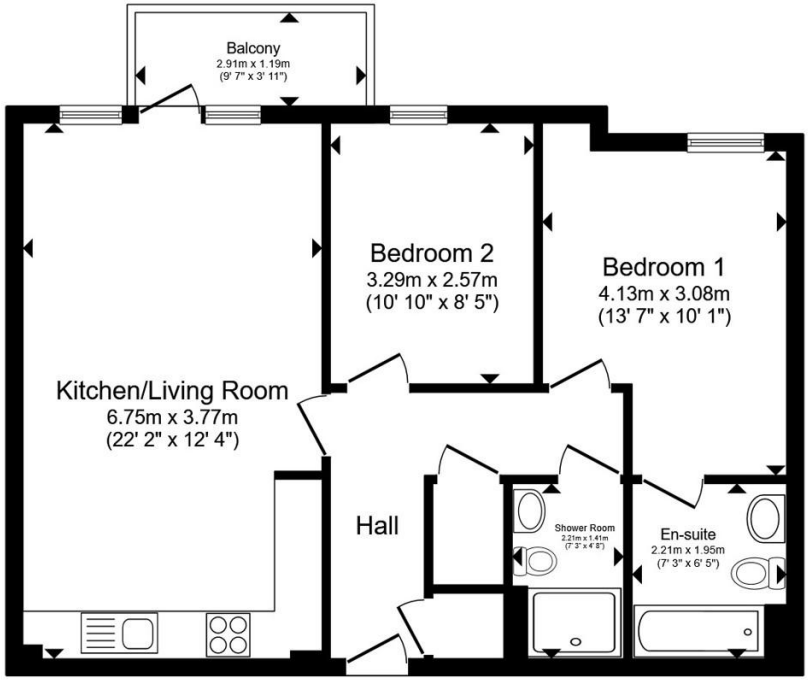
The apartment offers a welcoming entrance hall with two useful storage cupboards, leading through to a bright and airy open plan kitchen/living room. The kitchen is fitted with a range of wall and base units with work surfaces over, a built-in oven and hob, and space for additional appliances. This flows seamlessly into the spacious living area, which enjoys plenty of natural light, far reaching views across Leatherhead, and access to a private, south facing, balcony with ample space for outdoor seating.

The principal bedroom is generously sized and benefits from a modern en-suite bathroom. There is a second well proportioned bedroom, along with a contemporary separate shower room.

Externally, residents can enjoy the well-maintained communal grounds, which include a children's play area.







Second Floor

Total floor area 64.1 m² (690 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£1,730**

Years Left on Lease: **129**

Ground Rent: **£300**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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