





LIME COURT, GARLANDS ROAD

LEATHERHEAD, KT22 7GN

Luxury Ground Floor Flat

Situated Within Walking Distance Of The Town & Station

Direct Access To Own Private Patio

Lounge with South Westerly Facing Aspect

Kitchen with Integrated Appliances

Master Bedroom with En-Suite Shower Room

Second Double Bedroom • Luxury Bathroom

Entrance Hall

Sealed Unit Double Glazed Windows

Gas Central Heating To Radiators

Attractive Communal Garden

Allocated Parking



The property is LUXURY GROUND FLOOR APARTMENT built in 2007 by Messrs Antler Homes and situated within walking distance of Leatherhead Town centre and main line station. The property is finished to a high specification and the accommodation comprises two double bedrooms, en suite shower room, luxury main bathroom, welcoming reception hall and kitchen with integrated appliances and granite work surfaces. The lounge overlooks the communal garden and enjoys a south westerly facing aspect with direct access onto a private paved patio. The apartment benefits further from gas central heating to radiators, sealed unit double glazing and an internal inspection is highly recommended.

GROUND FLOOR

ENTRANCE HALL 10' × 7'10" (3.05m × 2.39m)

with entry phone unit, single panel radiator, power points, wall mounted thermostat control unit, light wood laminate flooring, wall mounted alarm system.

LUXURY KITCHEN 7'4" × 9'7" (2.24m × 2.92m)

Fitted with an excellent range of fitted wall and floor units having stainless steel bar handles, contrasting granite work surfaces, under slung one and half bowl sink unit with mixer tap, granite upstand, built in stainless steel eye level double oven and grill, built in microwave above, inset 4 ring gas hob with chimney extractor hood above, integrated fridge/freezer and washer dryer, concealed Ideal wall mounted gas fired boiler for central heating and domestic hot water, programmer control, ceramic tiled floor, integrated dishwasher, recessed ceiling lights, sealed unit double glazed window, opening to:

LOUNGE 11'11" × 22'5" (3.63m × 6.83m)

three radiators, sealed unit double glazed windows, t.v. and telephone points, double glazed door to private patio.

MASTER BEDROOM SUITE 10'3" × 12'7" (3.12m × 3.84m)

radiator, sealed unit double glazed window, complete range of floor to ceiling built-in wardrobes, door leading to:-

EN-SUITE SHOWER ROOM

Modern white suite comprising fully tiled wide shower cubicle, glazed screen and sliding door, low level w.c. with concealed cistern, granite display shelf, inset wash hand basin, cupboard under, fitted mirror, shaver point, recessed ceiling lights, heated towel rail, part tiled walls, obscure sealed unit double glazed window, ceramic tiled floor.

BEDROOM 2 10'4" × 12' (3.15m × 3.66m)

radiator, sealed unit double glazed window, built in airing cupboard housing lagged hot water cylinder with immersion heater, consumer unit, slatted shelves.

LUXURY BATHROOM 6'6" × 7'6" (1.98m × 2.29m)

Modern white suite comprising panelled bath with mixer tap and thermostat shower unit, glazed shower screen, low level w.c. with concealed cistern, granite display shelf, inset wash hand basin, cupboard under, fitted mirror, shaver point, recessed ceiling lights, heated towel rail, part tiled walls, extractor fan, ceramic tiled floor.

OUTSIDE

PRIVATE PATIO

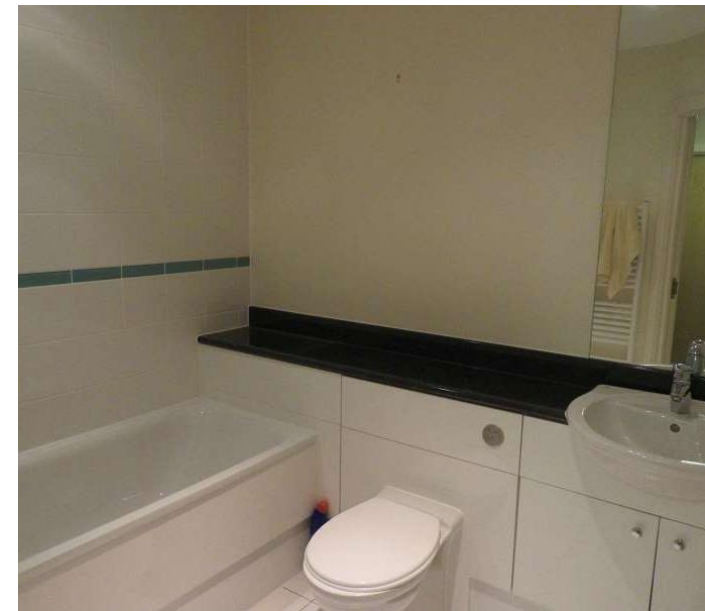
Paved patio leading onto the communal garden.

COMMUNAL GARDEN

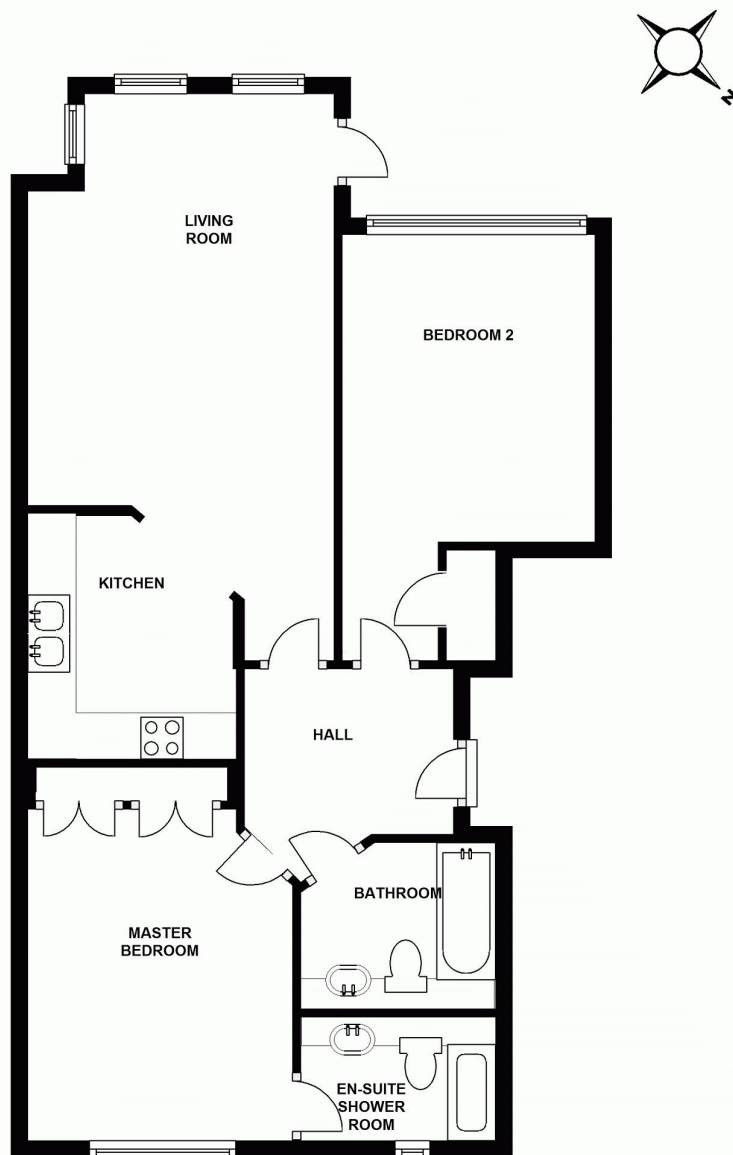
Mainly laid to lawn with range of shrubs and flowers, external solar panelled lights.

PARKING SPACE

Allocated parking space situated adjacent the property plus visitor parking spaces.



GROUND FLOOR



Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council

Lease 113 years unexpired.

Service Charge £976.50 every 6 months.

Ground Rent £175 every 6 months.

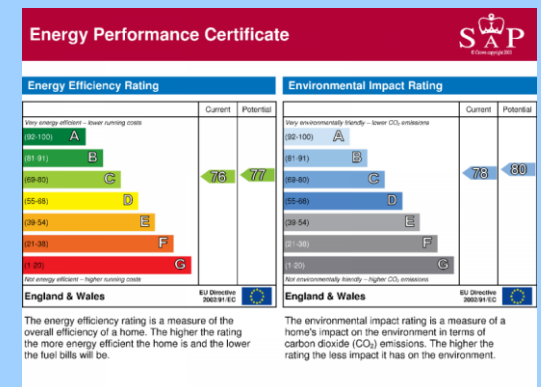
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