



Park View Road, Leatherhead. KT22 7GD
£295,000

Ground Floor

Immaculately Presented

2 Bedrooms

En Suite

140 Year Lease approx

Close to Leatherhead Trains

Walk to Leatherhead Town Centre

Modern Bathrooms

Modern Kitchen



****Ground Floor 2 Bed Apartment** Beautifully Presented Throughout** Ideal Buy to Let Investment or Perfect First Time Buy****

Ideally situated close to Leatherhead trains (London Waterloo and Victoria) and Leatherhead town centre, this fabulous two bedroom apartment comes to market in immaculate condition throughout.

Located on the ground floor of this modern purpose built apartment block, this large 2 bedroom apartment offers a large lounge with separate dining area adjacent to a modern kitchen. The large master bedroom benefits from a pristine en suite and there is a further good sized second bedroom and modern family bathroom. The apartment further benefits to direct access to a small grassed area via a patio door to the front room and an allocated parking space.

This lovely apartment makes for an ideal first time purchase or rental and would achieve approximately £14,000.00 to £15,000.00 per annum. Leasehold remaining is approximately 140 years.

Room Details:

Lounge / Diner

14' 9" x 22' 4" (4.5m x 6.8m)

Benefiting from good natural light this large lounge is beautifully presented and offers direct access to a small grassed area via a patio door. Neutrally decorated and with a beautiful dark wooden floor, all there is to do is move your furniture in.



Kitchen

6' 3" x 8' 6" (1.9m x 2.6m)

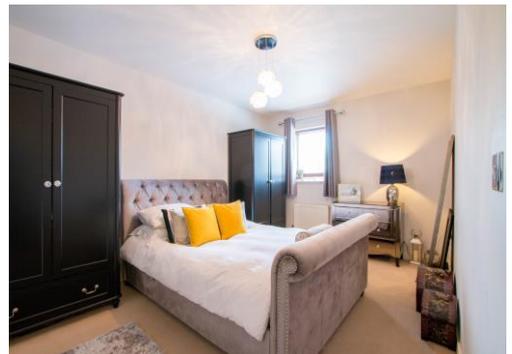
Presented in pristine condition, this immaculate kitchen offers plenty of storage and expected appliances.



Master Bedroom

10' 2" x 14' 9" (3.1m x 4.5m)

This gorgeous master bedroom easily accommodates a large sleigh bed and bedroom furniture and is presented beautifully throughout.



Master en-suite

6' 3" x 7' 3" (1.9m x 2.2m)

Like the rest of this lovely apartment the en-suite is presented neutrally and in mint, immaculate condition throughout.



Bedroom 2

8' 6" x 10' 10" (2.6m x 3.3m)

A gorgeous second bedroom that is currently presented as a nursery but would accommodate a double bed and furniture. Beautifully decorated and presented throughout.



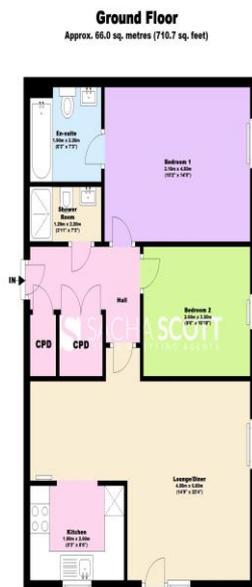
Family Shower Room

3' 11" x 3' 11" (1.2m x 1.2m)

The family bathroom in this lovely home is presented with a double enclosure shower and is in modern, show home condition throughout.



Floor Plans:



Total area: approx. 66.0 sq. metres (710.7 sq. feet)



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Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make an offer as soon as possible. Offers should be emailed to greetings@sachascott.com.

Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.