



Limes Close, Leatherhead

The **PERSONAL** Agent



# Offers In Excess Of £325,000 Leasehold

- No onward chain
- Ground floor flat
- Two double bedrooms
- Direct access to outside space
- Large living/dining space
- Kitchen with space for breakfast table
- Ensuite
- Utility room with plumbing for conventional bathroom

Tucked away within a peaceful cul de sac, this spacious ground floor apartment offers an easy, relaxed lifestyle with the added benefit of being just moments from the heart of Leatherhead. Ideal for those seeking both convenience and comfort, the property is perfectly positioned for effortless access to the town centre, local amenities and the mainline train station, making everyday living and commuting a breeze.

One of the standout advantages of this home is that it is offered to the market with no onward chain, allowing for a smooth and straightforward purchase. Allocated parking adds to the sense of practicality, while the well maintained communal gardens create a pleasant and welcoming setting from the moment you arrive.

Inside, the apartment feels light and generous throughout. The living room provides a wonderful social space, easily accommodating both lounge furniture and a dining area. From here, doors open directly onto the communal gardens, inviting you to enjoy outdoor living without the upkeep. The garden is mainly laid to lawn with a patio area, offering a lovely spot to unwind, dine al fresco or entertain friends during warmer months.

The separate kitchen is thoughtfully arranged and fully integrated, featuring a range of wall, base and drawer units that provide ample storage and workspace. Whether preparing quick weekday meals or hosting guests, this functional yet stylish kitchen is well suited to modern living.

Both bedrooms are positioned at the far end of the hallway, creating a quiet and private retreat.



Each is a comfortable double and benefits from built-in wardrobes, while the principal bedroom enjoys the added luxury of its own ensuite shower room. A separate family bathroom is also in place, currently arranged with a utility area, with plumbing already installed for a bath or shower should you wish to adapt the space.

Completing the accommodation, the living room and hallway benefit from underfloor heating, enhancing comfort and adding a touch of modern luxury. Combining a convenient location, generous accommodation and the appeal of no onward chain, this apartment presents an excellent opportunity for those looking to settle into a well-connected yet peaceful lifestyle.

Leatherhead is a charming historic market town in the heart of Surrey, celebrated for its blend of countryside beauty and modern convenience. Families are well served by an excellent selection of state and independent schools nearby, while the town itself offers a welcoming high street, riverside walks, and easy access to the picturesque Surrey Hills. From peaceful footpaths and cycling routes to local parks and the scenic River Mole, the area offers an appealing outdoor lifestyle.

Residents benefit from a strong network of amenities, with nearby towns such as Cobham, Epsom, and Dorking providing additional shopping, dining, and leisure options. Larger centres including Guildford and Kingston are also within comfortable reach, offering theatres, boutiques, and cultural attractions. Leatherhead's community feel, combined with its green surroundings, makes it an attractive base for families and professionals alike.

Connectivity is a standout feature, with Leatherhead station offering direct services to London Victoria, London Bridge, and Waterloo ideal for commuters. Exceptional road links via the M25 and A3 provide swift access to central London, while both Heathrow and Gatwick airports are easily reached, positioning the area perfectly for frequent flyers and international travellers.

Tenure - Leasehold  
Length of lease (years remaining) - 107  
Annual ground rent amount (£) - £200.00  
Annual service charge amount (£) - £1600.00  
Council tax band - D

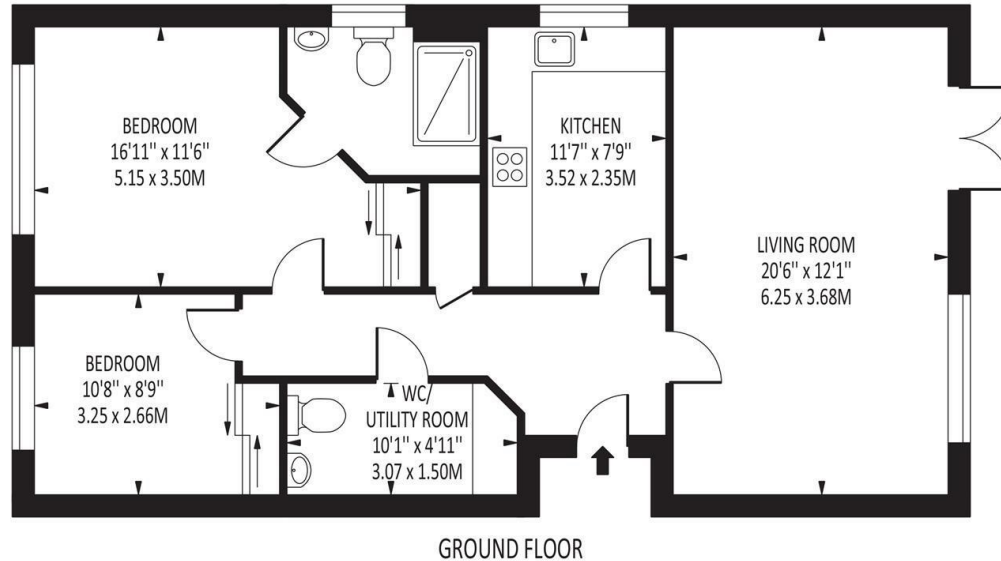
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Total Area: 816 SQ FT • 75.81 SQ M



Disclaimer: For illustration purposes only.  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 80      | 80                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.