



Limes Close, Leatherhead

The **PERSONAL** Agent

Guide Price £360,000

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.

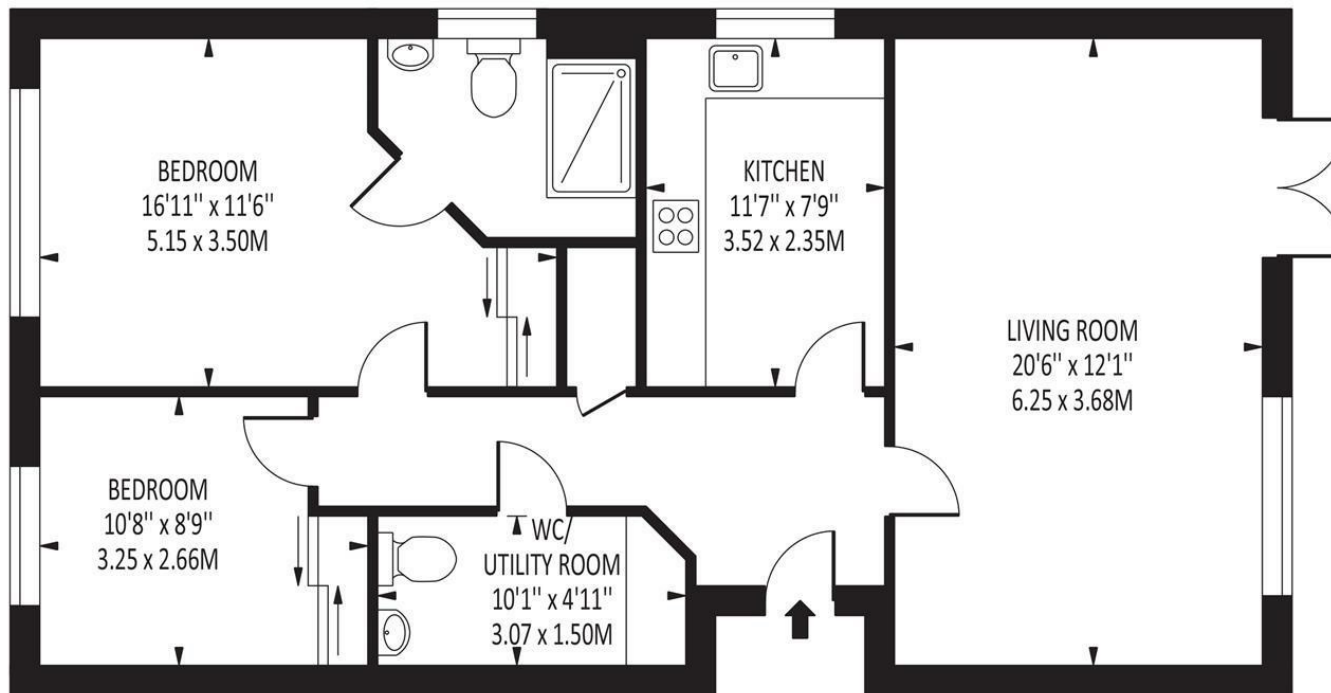
Connectivity is a standout feature, with Leatherhead station offering direct services to London Victoria, London Bridge, and Waterloo ideal for commuters. Exceptional road links via the M25 and A3 provide swift access to central London, while both Heathrow and Gatwick airports are easily reached, positioning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

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







GROUND FLOOR

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) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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