



1 Cygnet House High Street, Leatherhead, KT22 8AG
Guide price £240,000



Offered with NO ONWARD CHAIN this centrally located first floor apartment, ideal for a first time buy, addition to a buy to let portfolio or a handy bolthole.

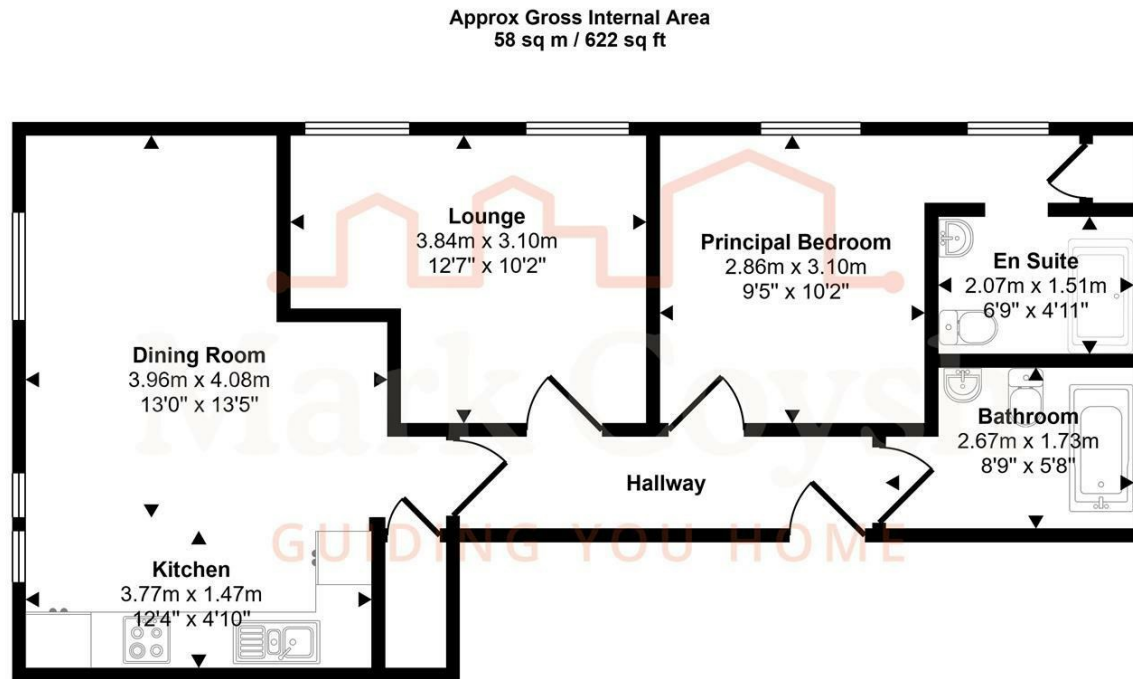
The property itself is positioned above a respected and well run restaurant, frequently enjoyed by many local families. This has been reflected in the guide price, which would usually only afford you a one bedroom residence, where as this has two double bedrooms, one of which has a modern en suite shower attached to it. The remainder of the apartment details a long entrance hallway, a contemporary fitted kitchen, which opens into a generous lounge/dining room and a luxury fitted second bathroom.

Further noteworthy benefits include a good lease term remaining and a secure entry phone system.

Step out of your front door and all of Leatherheads amenities are at your beckon call, including several main brand supermarkets, as well as a variety of independently run shops, multiple popular coffee shops, cosy pubs, restaurants and fast food eateries. The mainline station is a comfortable walking distance and Junction 9 of the M25 is minutes away. The joyful banks of The River Mole are at the foot of the town, which meanders towards Norbury Park, Boxhill and beyond. Gatwick and Heathrow Airports are also mercifully close after a long returning journey from abroad.







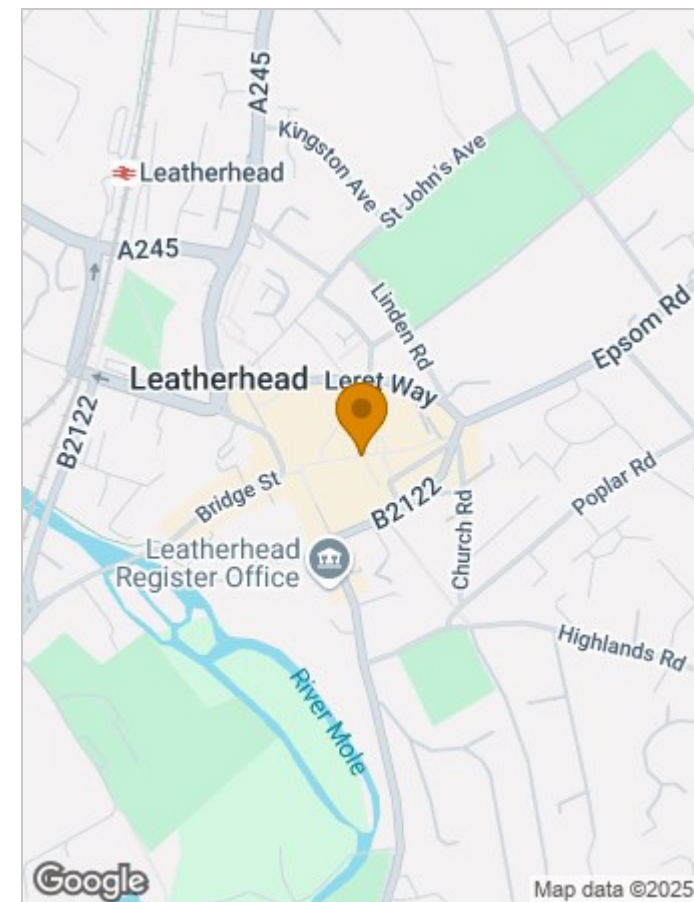
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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