



**Sheridan House, Highbury Drive, Leatherhead KT22 7UN**

**welcome to**

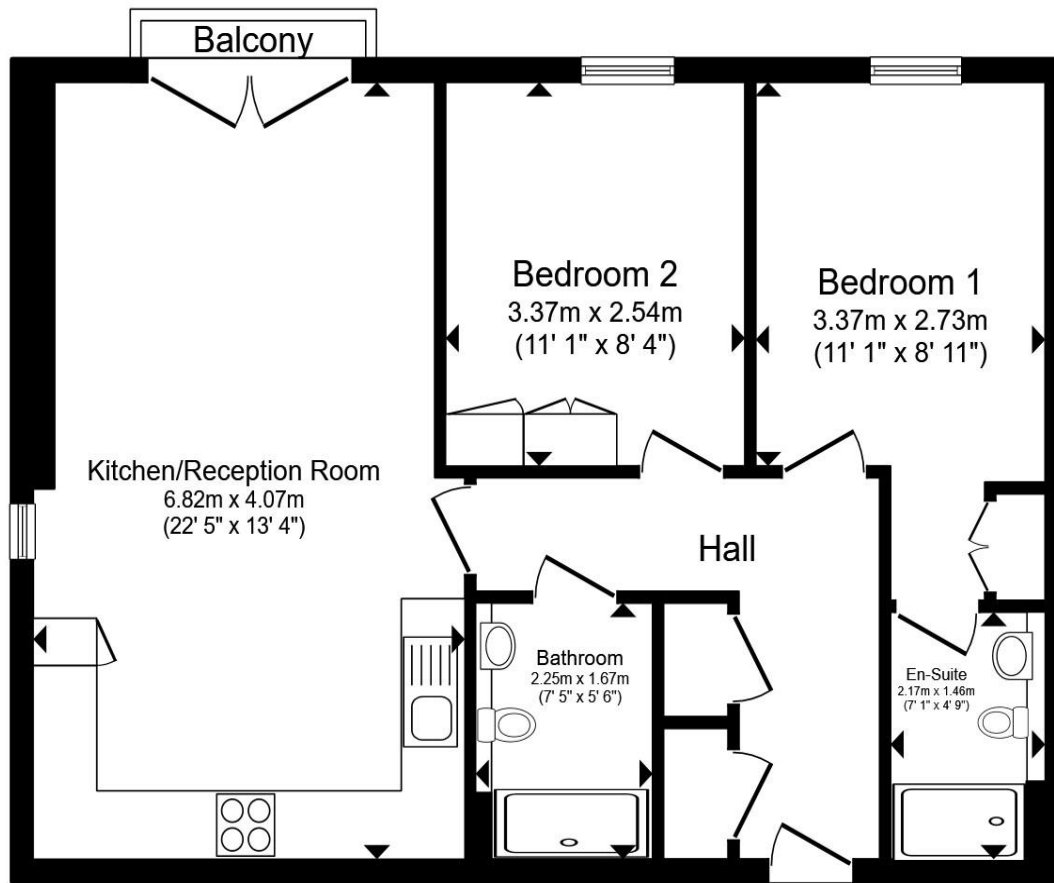
## **Sheridan House, Highbury Drive, Leatherhead**

Positioned on the top floor, this bright and spacious home benefits from an abundance of natural light and has been recently redecorated throughout. With newly fitted carpets, the apartment offers a fresh, modern feel from the moment you step inside.

The property comprises a welcoming and generous entrance hall with two handy storage cupboards. The heart of the home is the impressive open-plan dual aspect kitchen and living area, featuring a Juliet balcony that enhances the light and airy atmosphere. The kitchen is well-equipped with a range of fitted wall and base units, worktops, and integrated appliances. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from its own private en-suite shower room. A second bathroom serves the remainder of the apartment, making it ideal for guests or sharers. Further benefits include solar panel-assisted water heating, gas central heating, lift access, allocated parking, a corner plot and the added advantage of no onward chain.

Ideally located just minutes from Leatherhead's mainline station and bustling high street, the property provides easy access to a wide range of shops, restaurants, leisure facilities, and a theatre. Conveniently, Waitrose, Sainsbury's, and Tesco are all nearby. Excellent transport links offer direct trains to London in approximately 40 minutes, while the M25 (Junction 9) is also within easy reach.





### Third Floor

Total floor area 65.1 m<sup>2</sup> (700 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Sheridan House, Highbury Drive, Leatherhead

- Top Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Bay
- NO ONWARD CHAIN
- Close to Station with Direct Trains to London Waterloo

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2883.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EPS110573 - 0003

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