



Flat 6 42-44 Upper Fairfield Road

Leatherhead, KT22 7HH

**Guide price £385,000**

  
**The local agent**  
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Flat 6 42-44 Upper Fairfield Road, Leatherhead, Surrey, KT22 7HH

**Guide price £385,000**

A superb duplex apartment approximately 924sq ft (86sq m) built in 2017 and located 5 minutes walk from Leatherhead train station and even closer to the High Street.

Accommodation comprises of a 19ft lounge/dining room, a stylish fitted kitchen with stone worktops, integrated dishwasher, fridge/freezer and washing machine, two double bedrooms both with fitted wardrobes and a superb bathroom suite with large shower cubicle plus an additional downstairs WC. Outside there is an allocated parking space and communal gardens. Other benefits include double glazing, gas central heating, a secure entryphone system the remainder of a Premier Warranty with approximately 121 years on the lease. We have been advised that service charges are approx £1280 pa and ground rent £200 pa.

## Property Features

Superb Duplex Apartment  
Approximately 924 sq ft  
Excellent Location  
5 Mins Walk To Trains And Town  
Two Double Bedrooms  
19Ft Lounge/Diner  
Luxury Bathroom  
Plus Additional Downstairs WC  
Allocated Parking Space  
Communal Gardens & Cycle Store  
Remainder Of Premier Warranty

Council Tax Band: D  
Tenure: Leasehold  
EPC Rating: B  
Total approximate floor area: 924.00 sq ft

## Location

Located only 5 minutes walk to the main line railway station with fast and frequent services to London Waterloo, London Bridge and Victoria. Leatherhead town centre is only a few minutes away and offers a comprehensive range of shopping facilities including the Swan Shopping Centre, Waitrose Local, Leatherhead Theatre and Nuffield Health Centre. Leatherhead Leisure Centre can be found nearby. Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach. There are also a wide range of private and state schools serving all ages.







Total Area: 85.9 m<sup>2</sup> ... 924 ft<sup>2</sup>

Disclaimer: This plan is for layout guidance only and NOT TO SCALE

Windows and door openings are approximate

Whilst care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant on them.



## Viewing Information

Please contact our Epsom Office on 01372 253 252

If you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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