



Kingston Road, Leatherhead

The **PERSONAL** Agent

Offers In Excess Of £250,000 Leasehold

- Split level first floor maisonette
- Two double bedrooms
- Recently refurbished
- Superb reception space
- Separate kitchen with integrated appliances
- Modern bathroom



Located just a short walk to Leatherhead town centre and railway station and only a one minute drive to the M25 The Personal Agent are pleased to present this well proportioned split level maisonette.

Situated above a parade of shops and benefitting from a recent renovation project, we are recommending immediate inspection to fully appreciate the generous accommodation this property benefits, which measures over 650 sq ft in total.

The property is offered to the market in immaculate order and would make an ideal pied a terre, first time buy or a great rental investment due to its convenient location.

A staircase leads you up to the private front door where there is some outside seating space. As you step inside and through the hallway you are met by a simply stunning living room

measuring 18ft x 12ft which really sets the tone for the rest of the property. The generous reception room links directly to the modern kitchen and provides all the integrated appliances you'd expect from a high specification apartment like this.

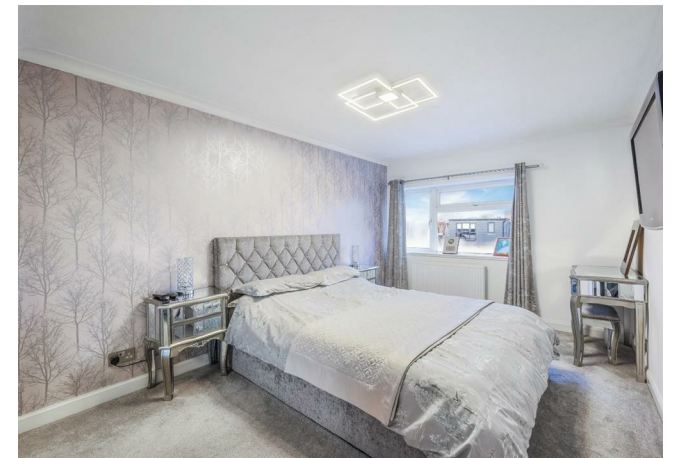
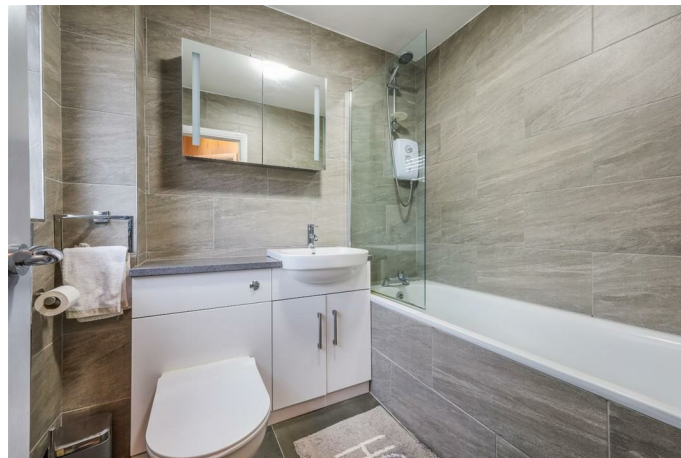
The first floor is completed by a sleek and stylish bathroom with over bath shower. Stairs lead to the second floor where you find two nicely proportioned double bedrooms as well as fitted wardrobes in both.

The property is set within Leatherhead, a historic market town centrally located within Surrey and just off Junction 9 of the M25. Leatherhead railway station has services to London Victoria, London Bridge and Waterloo. The area surrounding Leatherhead is particularly noted for its natural beauty and includes many footpaths to the adjoining countryside as well as river side walks on your doorstep.

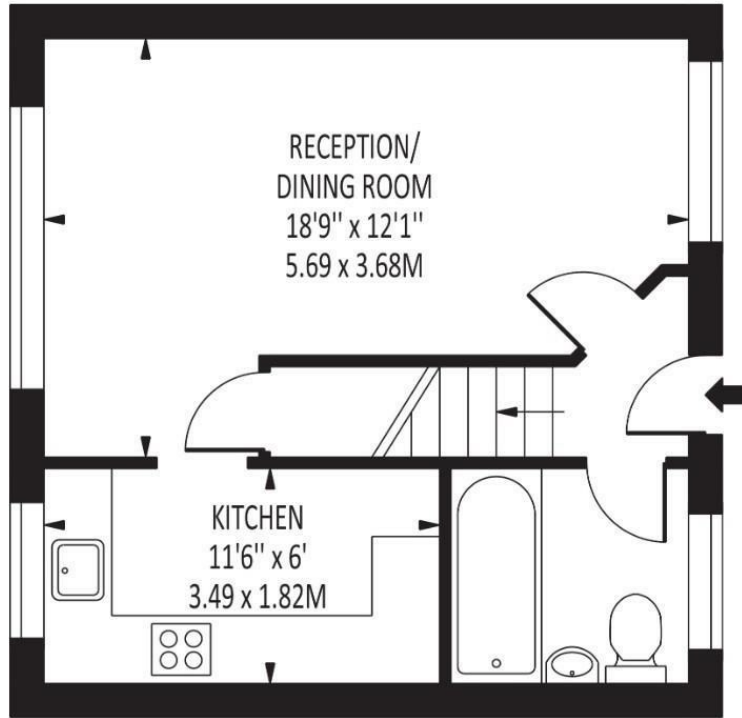
Other nearby towns include Epsom, Dorking, and Cobham whilst the larger centres of Guildford and Kingston are both within easy reach. The area has exceptional road links from the M25 and the A3 giving access to central London, Heathrow and Gatwick airports making it the perfect location for London commuters and international travellers alike.

Tenure - Leasehold
Length of lease (years remaining) - 92
Annual ground rent amount (£) - 40.00
Annual service charge amount (£) - 120.00
Council tax band - B

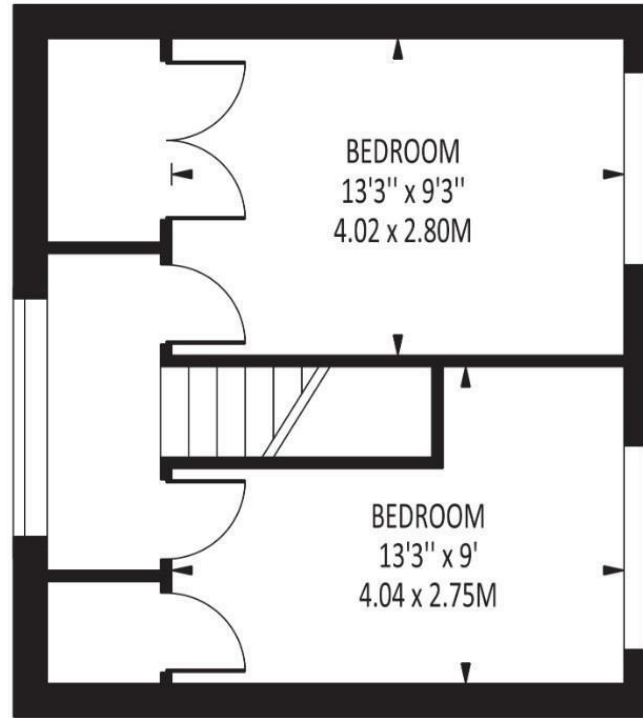
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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







GROUND FLOOR



FIRST 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	72
		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.

