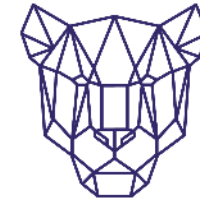


**Flat 33 Lavender Court,  
Lavender Close, Leatherhead,  
Surrey, KT22 8LE**



**PANTERA  
PROPERTY**



Flat 33, Lavender Court, Lavender Close,  
Leatherhead, Surrey, KT22 8LE

**£330,000**

- Duplex apartment
- Room to improve
- Vacant Possession
- Two bedrooms
- Allocated parking
- Communal gardens
- Leasehold
- Floorplan to follow

Contacts:

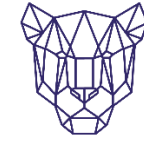
To enquire about this property or for further  
information, please get in touch with:

Charley Flatt

0330 118 6610

[Charley@panteraproperty.com](mailto:Charley@panteraproperty.com)

Misrepresentation Act; 1. Pantera Property Limited on it's own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars: (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order: (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



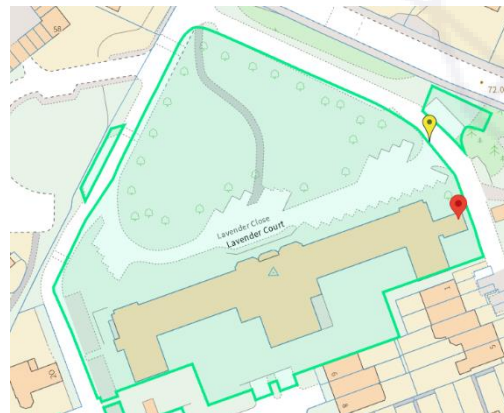
**PANTERA  
PROPERTY**

## DESCRIPTION

Pantera Property offer to the market a two-bedroom, duplex apartment, providing communal gardens and allocated parking. The property offers a great opportunity to add value and is in need of modernisation.

The property offers a reception room, kitchen, the house bathroom, two bedrooms and en-suite.

125 years left on the lease. Awaiting confirmation of ground rent and service charge.



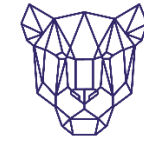
## LOCATION

The property is located in Leatherhead, on Lavender Close, which can easily be accessed off Cromer Road. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to include leisure facilities, shops, cafes and restaurants.

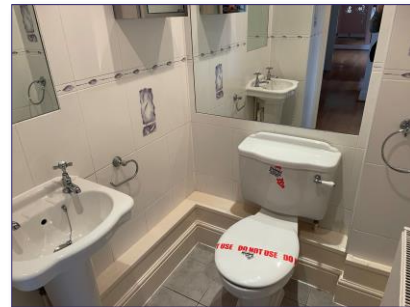
## VIEWINGS

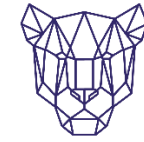
Please call Charley at Pantera Property for viewing arrangements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		



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