



**GROUND FLOOR FLAT
FAMILY BATHROOM & EN-SUITE
SHOWER ROOM
13' FITTED KITCHEN/BREAKFAST**

**2 DOUBLE BEDROOMS
18' x 18' DUAL ASPECT
LOUNGE/DINING ROOM
ALLOCATED & VISITOR PARKING**

Christies Residential are pleased to offer for sale this 2 double bedroom 2 bath/shower room ground floor apartment built in 2001. Situated within walking distance of Leatherhead town centre & mainline station, the property benefits from: no onward chain, security entry, double glazing, gas central heating, 18' x 18' dual aspect lounge/dining room, 13' fitted kitchen/breakfast room, allocated parking bay, visitor parking & communal gardens.

**Overslea Lodge, 23 Daymerslea Ridge,
Leatherhead, Surrey, KT22 8RX**

£299,950

Gas Central Heating Via Radiators

Security Entry

Communal Entrance

With lift and stairs to upper floors. Lockable letter boxes.

Entrance Hall

Via own wood front door. Wood effect flooring. Cloaks cupboard with circuit breakers. Airing cupboard housing central heating boiler.

Bedroom 1

9' 9" X 9' 9" (2.97m X 2.97m)

Double glazed window. Built in fitted double and single wardrobes. Carpeted. Door to:

En-Suite Shower Room

Matching suite comprising: double walk in shower cubicle, wash hand basin & low level WC. Heated towel rail. Part tiled walls with fitted mirror and shaver point. Tiled floor.

Bedroom 2

9' 9" X 9' 1" (2.97m X 2.77m)

Double glazed window. Built in single wardrobe. Carpeted.

Family Bathroom

Matching suite comprising: panel enclosed bath with mixer shower, wash hand basin & low level WC. Heated towel rail. Part tiled walls with fitted mirror, shaver point and bathroom cabinet. Tiled floor.

Lounge/Dining Room

18' 1" X 18' 1" (5.51m X 5.51m)

Dual aspect double glazed bay windows. Sunken lighting. Carpeted.

Fitted Kitchen/Breakfast Room

13' 0" X 7' 8" (3.96m X 2.34m)

Double glazed window. Range of fitted base and wall units with inset 1 & 1/2 stainless steel sink. Integrated fridge/freezer. Freestanding washer/dryer. Built in stainless steel electric oven and gas hob with stainless steel extractor over. Tiled floor. Space for breakfast table.

OUTSIDE

Allocated Parking Space

No 3

Visitor Parking bays

Communal Gardens

LEASE

125 Years from 2001 - So 104 Years unexpired

GROUND RENT

£339.27 Per Annum

SERVICE CHARGE

Approx £1700 Per Annum

Local Authority

Mole Valley District Council

Council Tax

Tax Band E





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	A (92-100)	A (92-100)	A (92-100)
B (81-91)	B (81-91)	B (81-91)	B (81-91)
C (69-80)	C (69-80)	C (69-80)	C (69-80)
D (55-68)	D (55-68)	D (55-68)	D (55-68)
E (39-54)	E (39-54)	E (39-54)	E (39-54)
F (21-38)	F (21-38)	F (21-38)	F (21-38)
G (1-20)	G (1-20)	G (1-20)	G (1-20)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

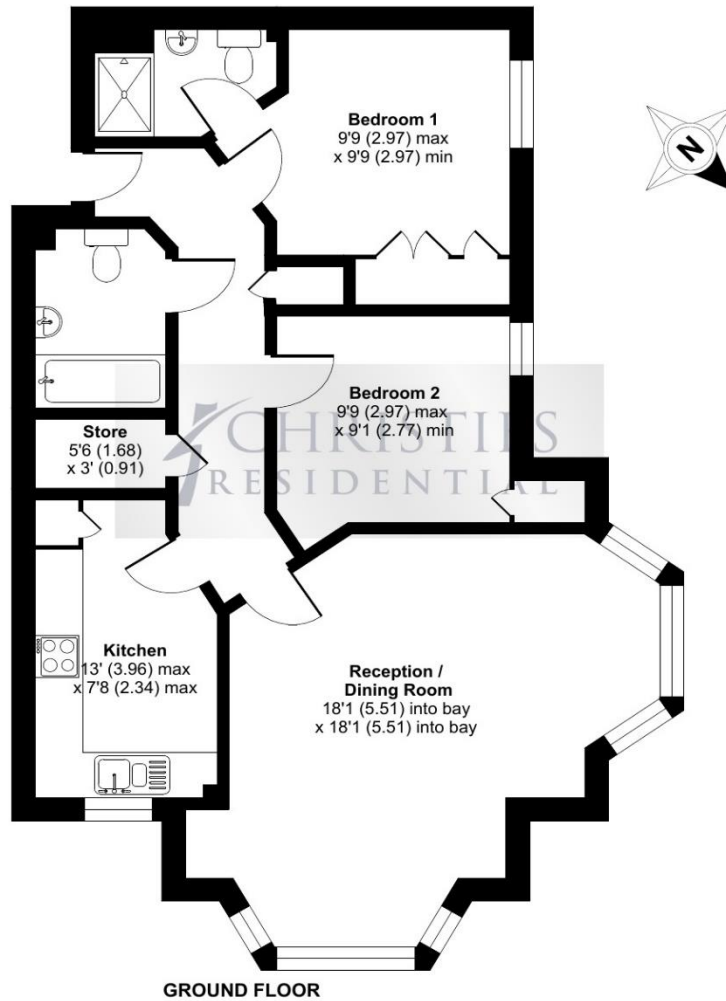
England, Scotland & Wales EU Directive 2002/91/EC
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

England, Scotland & Wales EU Directive 2002/91/EC
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Daymerslea Ridge, Leatherhead, KT22

Approximate Area = 781 sq ft / 72.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Christies Residential. REF: 941344

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



Christies Residential Ltd
 6 Bridge Street, Leatherhead, Surrey, KT22 8BZ
 sales@christiesmail.co.uk lettings@christiesmail.co.uk