



**FREEHOLD MAISONETTE
LIVING ROOM WITH FIREPLACE
OWN FRONT/SIDE GARDENS
OFF ST PARKING 2 CARS**

**1ST FLOOR DOUBLE BEDROOM
(SPLIT INTO 2 ROOMS)
FITTED KITCHEN/DINING
NO ONWARD CHAIN**

Christies Residential are pleased to offer for sale this Victorian Freehold first floor Maisonette situated in a conservation area within walking distance of Leatherhead town centre and mainline station. Whilst the property is legally a one double bedroom the current owners have divided the bedroom into two rooms. The property benefits from: Freehold of this & the Maisonette below, off street parking for two cars, own front & side gardens, no onward chain, living room, separate fitted kitchen/breakfast room, loft (potential to convert STPP), gas central heating & sash windows (some double glazed)

**Church Road, Leatherhead,
Surrey, KT22 8AT**

£ 299,950

Gas Central Heating Via Radiators

Ground Floor Entrance Hall

Via own front door. Wood flooring with carpeted stairs to:

First Floor Landing

Carpeted. Access to loft (Potential to convert STPP)

Bedroom/Dressing Room

17' 10" X 12' 1" (5.44m X 3.68m)

Currently partitioned off into two rooms (Split 10'10" bedroom area x 7'0" dressing area - albeit legally one room) Dual aspect single glazed sash windows. Feature cast iron fireplace. Carpeted.

Living Room

12' 0" X 11' 10" (3.66m X 3.61m)

Double glazed sash window. Feature cast iron fireplace. Fitted cupboards both sides of chimney breast. Carpeted.

Fitted Kitchen/Breakfast Room

11' 6" X 10' 9" (3.51m X 3.28m)

Double glazed sash window. Range of fitted wall & base units with inset stainless steel sink. Built in electric oven & gas hob. Spaces & plumbing for washing machine, dishwasher and fridge/freezer. Vinyl floor. Triple storage cupboard one housing wall mounted 'Worcester Bosch' boiler. Space for table & chairs.

Family Bathroom

9' 1" X 6' 2" (2.77m X 1.88m)

Obscure double glazed sash window. Matching 4 piece suite comprising: panel enclosed bath with mixer shower, walk in shower cubicle, wash hand basin & low level WC. Heated towel rail. Part tiled walls. Vinyl floor.

OUTSIDE

Front & Side Gardens

Via wooden gate. Mature bushes & flowers.

Off Street Parking - 2 Cars

With off street parking for two cars behind each other.

FREEHOLD WITH 999YEAR LEASE

Freehold of whole building including the Maisonette below, who pay £23.80 per month to cover buildings insurance and to build a small reserve if any issues with the building. 999Year under lying lease

Road Charge

There is a nominal annual charge for repairs to Byron Road - This year £75 has been paid.

Local Authority

Mole Valley District Council

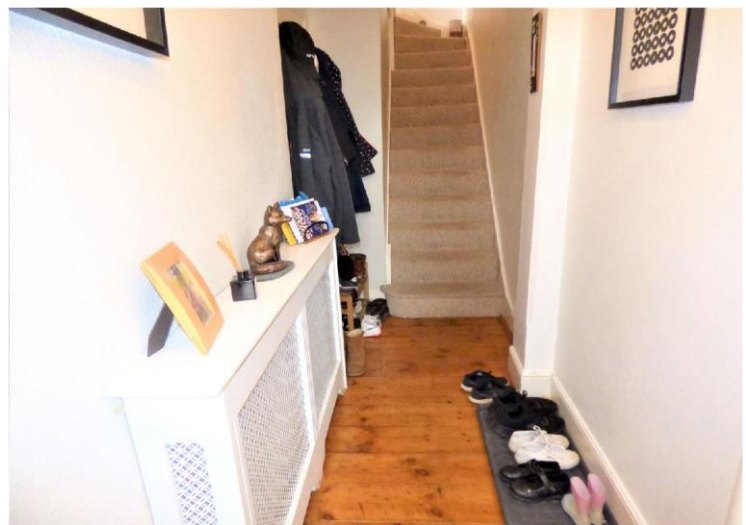
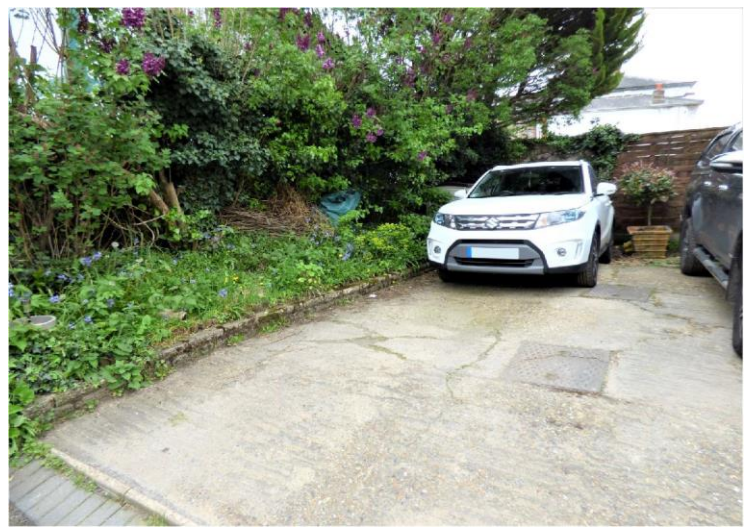
Council Tax

Tax Band C

Tenure

Freehold

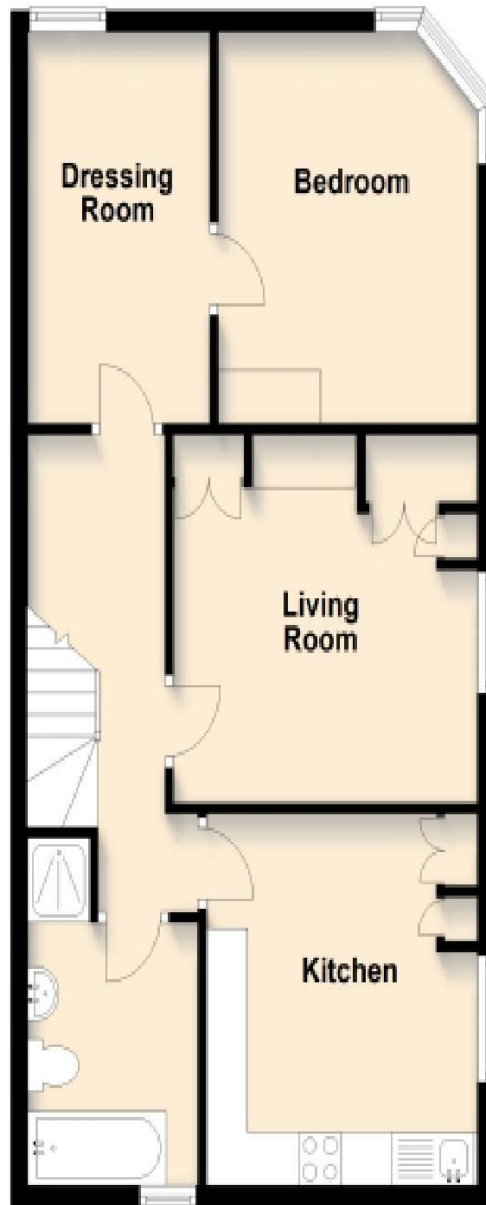
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	68	79
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





First Floor Flat

Approx. 631.5 sq. feet



Total area: approx. 631.5 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

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.

