CHRISTIES



1ST FLOOR CENTRE LEATHERHEAD NO ONWARD CHAIN 250 YEAR LEASE 20' OPEN PLAN LIVING ROOM LUXURY FAMILY BATHROOM

Christies Residential are pleased to offer for sale this 8 year old double bedroom 1st floor flat. Situated in the heart of Leatherhead Town centre within walking distance of the mainline station & the River Mole the property benefits from: No onward chain, security entry, 20' open plan living room/Fitted kitchen, double glazing, electric central heating via radiators, luxury family bathroom, 250 year lease and allocated parking

Flat 6, Harrington House, Leatherhead, Surrey, KT22 8BZ

£255,000

Communal Lobby Via security entry system. With stairs to upper floors.

Entrance Hall Via ow n front door. Wood flooring.

Double Bedroom

16" X 10" (4.88m X 3.05m) Double glazed w indow . Carpeted. Airing cupboard housing electric central heating boiler.

Family Bathroom

Matching suite comprising: panel enclosed bath with w all mounted show er & screen, vanity unit with inset w ash hand basin & low level WC. Tiled w alls with inset mirror & shaver points. Tiled floor. Heated tow el rail.

Open Plan Living Room

20.4" X 9" (6.22m X 2.74m)

Double glazed French doors onto Juliet balcony. Wood flooring. Open to Kitchen.

Fitted Kitchen

8.7" X 7.9" (2.65m X 2.41m)

Open to the living room with breakfast bar separating. Double glazed window. Matching modern wall & base units with granite wok surfaces and inset bow I sink. Built in electric cooker and ceramic hob with extractor over. Integrated fridge/freezer and washer dryer. Tiled floor.

Allocated Parking Bay Number H4

TENURE Leasehold

LEASE 242 years Unexpired

GROUND RENT £200.00 Per year

SERVICE CHARGE £1474.00 Per year

Local Authority Mole Valley District Council

Council Tax Tax Band C

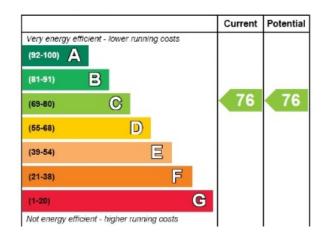














MPORTANT NOTES - PLEASE READ

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 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.



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