



FIRST FLOOR APARTMENT – LIFT

TWO BATH/SHOWER ROOMS

ALLOCATED PARKING

TWO DOUBLE BEDROOMS

22' X 12' LIVING ROOM

NO ONWARD CHAIN

Christies Residential are pleased to offer to the market this spacious 2 double bedroom 2 bath/shower room first floor apartment. Situated within walking distance of Leatherhead town centre and mainline station the property benefits from no onward chain, security entry, lift to upper floors, 22' Living room, fitted kitchen, family bathroom and main bedroom with en-suite shower room, communal gardens, visitor and allocated parking space.

**Lime Court, Garlands Road, Leatherhead,
Surrey, KT22 7GN**

OFFERS IN EXCESS OF £319,995

Security Entry System

Gas Central Heating Via Radiators

Communal Entrance Lobby

Post box for apartment, door to:

Communal Entrance Hall

Carpeted flooring, lift and stairs to all floors.

First Floor Landing

Private wooden door to:

Entrance Hall

9' 10" X 7' 10" (3.00m X 2.39m)

Generous hallway, wall mounted alarm, wooden flooring and doors to:

Living Room

22' 9" X 12' 0" (6.95m X 3.68m)

Dual aspect double glazed windows. Wooden flooring. Opening to:

Fitted Kitchen

9' 6" X 7' 8" (2.92m X 2.36m)

Double glazed window to side aspect. Matching range of wall & base units with granite work surfaces and inset one and a half stainless steel sink unit. Integrated fridge/freezer. Built in Siemens fan assisted electric oven, electric grill and microwave set in matching unit, with four ring gas hob, stainless steel splash back and Siemens stainless steel extractor hood over. . Wall mounted gas central heating boiler, housed in matching cupboard. Ceramic tiled flooring.

Bedroom 1

12' 5" X 10' 4" (3.81m X 3.15m)

Double glazed window to front aspect. Range of fitted wardrobes to the length of wall. Wooden flooring. Door to:

Ensuite Shower Room

Obscure double glazed window. Matching suite comprising: One and a half shower cubicle with sliding glass doors and wall mounted shower, vanity unit with inset oval wash hand basin and mixer tap and enclosed cistern W.C. Full length wall mounted mirror. Heated towel rail. Extractor fan. Part tiled walls. Ceramic tiled flooring.

Bedroom 2

12' 2" X 10' 2" (3.71m X 3.12m)

Double glazed window to rear aspect. Airing cupboard housing hot water cylinder. Wooden flooring.



Family Bathroom

7' 6" X 6' 5" (2.29m X 1.98m)

Matching suite comprising: Panel enclosed bath with glass shower screen and wall mounted shower attachment, vanity unit with inset oval wash hand basin and concealed cistern W.C.. Wall mounted ladder radiator. Shaver point, Extractor fan Part tiled walls. Ceramic tiled flooring.

OUTSIDE

Communal Gardens

The wooden pergola style decked walkway leads to the decked seating area. The remainder of the attractive garden is mainly laid to lawn with flowerbeds filled with a variety of small flowering shrubs and plants.

Allocated Parking

Space No 4

Visitor Parking Bays

LEASE

125 years from May 2007

SERVICE CHARGE

£3109.84 Per Annum Including Buildings Insurance

GROUND RENT

£350. per. Annum

COUNCIL

Mole Valley District Council

COUNCIL TAX

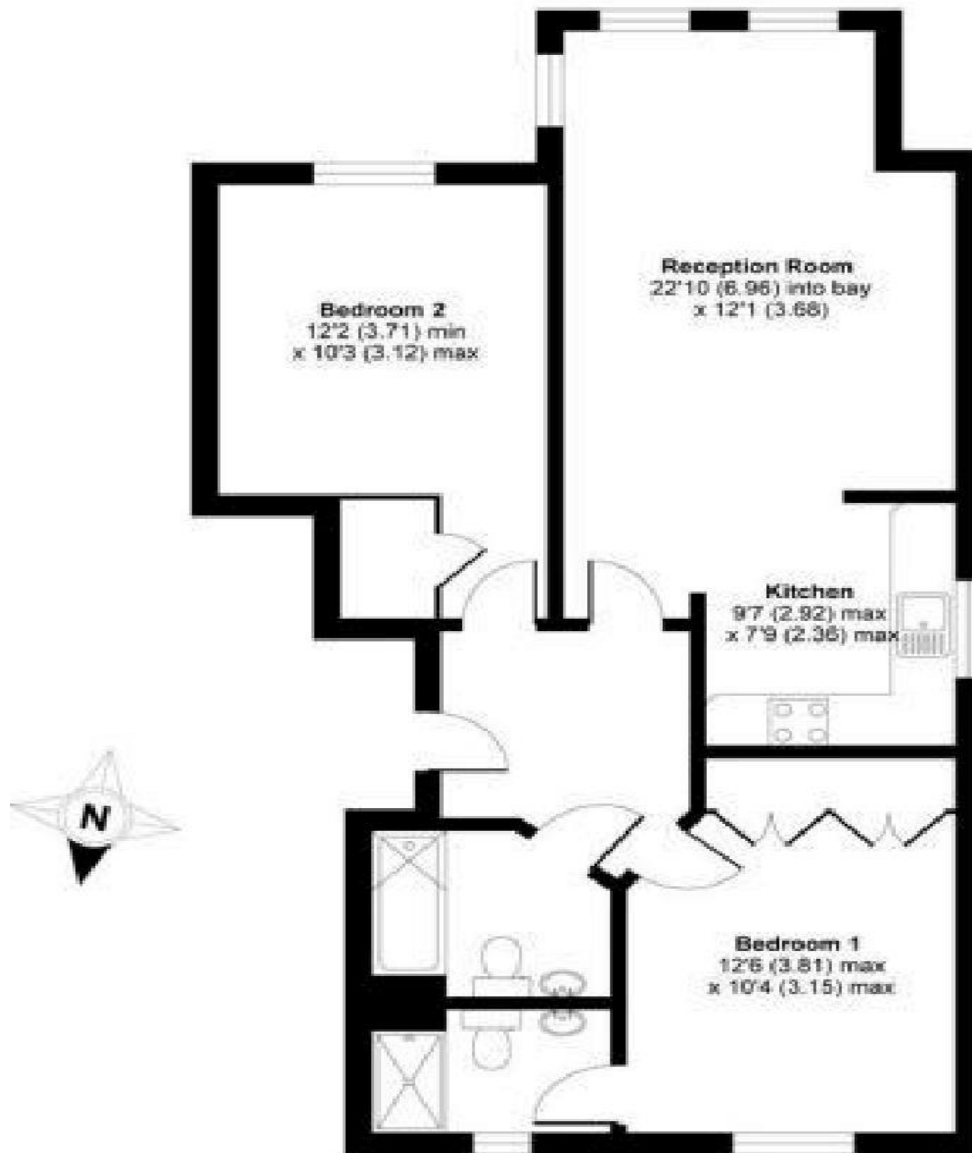
Band 'E'



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

Lime Court, Garlands Road, Leatherhead, KT22

APPROX. GROSS INTERNAL FLOOR AREA 787 SQ FT/73.1 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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