



**3 BED SPLIT LEVEL MAISONETTE**  
**COMMUNAL BALCONY**  
**2 RECEPTIONS & FITTED KITCHEN**

**CENTRAL LEATHERHEAD**  
**ENCLOSED PORCH**  
**GAS CENTRAL HEATING**

**Christies Residential are pleased to offer for sale this spacious 3 bedroom split level maisonette. The property is situated in the centre of Leatherhead within walking distance of Leatherhead mainline station and benefits from: no onward chain, security entry, 144 year lease, enclosed porch, gas central heating via radiators, part double glazed, lounge with sliding doors to dining room, fitted kitchen, upstairs family shower room with separate WC.**

**34 Church Street, Leatherhead,  
Surrey, KT22 8DW**

**£299,950**

Communal Entrance - Via Security Entry  
Via front entrance lobby. Stairs to upper floor.

Enclosed Porch  
Via double glazed doors. Cupboard housing w all mounted central heating boiler. Storage cupboard.

Entrance Hall  
Via wood door. Security Entry Phone. Storage cupboard and further under stairs storage cupboard. Smoke alarm.

Lounge  
14.8" X 13.8" (4.51m X 4.21m)  
Double glazed window. Feature electric fireplace. Double sliding doors to:

Dining Room  
37.73" X 36.42" (11.5m X 11.1m)  
Secondary glazed French doors to Juliet Balcony. Doors to:

Fitted Kitchen  
11.7" X 9" (3.57m X 2.74m)  
Two secondary glazed windows with fitted blinds. Larder. Range of fitted wall & base units. Freestanding gas cooker & washing machine,

First Floor Landing  
Storage cupboard. Smoke alarm.

Bedroom 1  
13.3" X 12.3" (4.05m X 3.75m)  
Double glazed window. Fitted double wardrobe.

Bedroom 2  
13.11" X 11.2" (4m X 3.41m)  
Two secondary glazed windows. Fitted double wardrobe

Bedroom 3  
9.1" X 8" (2.77m X 2.44m)  
Double glazed window. Shelving.

Family Shower Room  
Obscure single glazed window. Matching walk in shower cubicle and pedestal wash hand basin. Part tiled walls. Airing cupboard housing water tank with back up immersion.

Separate WC  
Obscure single glazed window. Low level suit

#### COMMUNAL BALCONY

NB THIS FLAT DOES NOT COME WITH ANY PARKING SPACES

TENURE  
Leasehold

LEASE  
144 years

GROUND RENT  
Nil

SERVICECHARGE  
£2156 Per Annum

Local Authority  
Mole Valley

Council Tax  
Tax Band D





|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 74        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 48      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

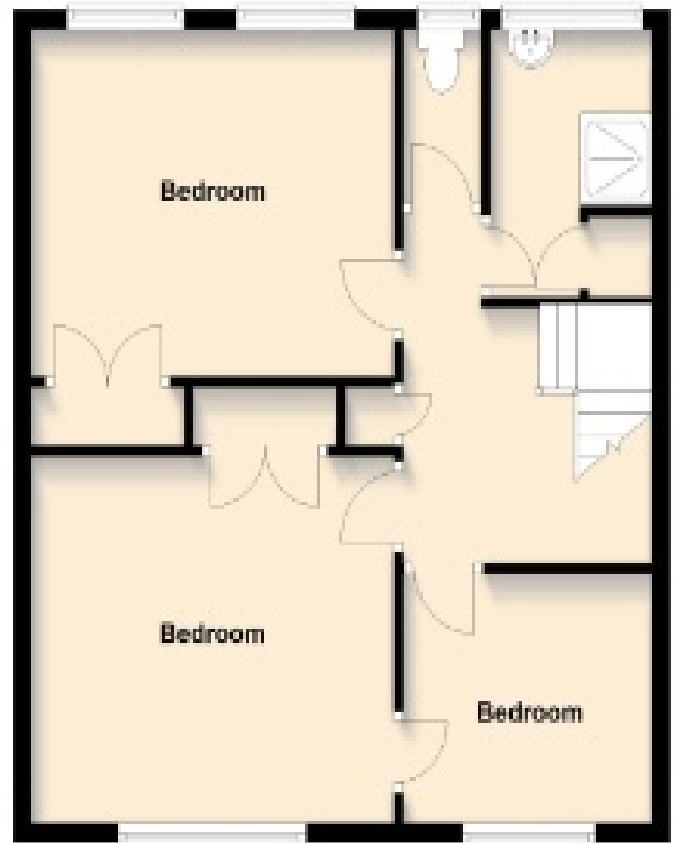
### First Floor

Approx. 585.3 sq. feet



### Upper Floor

Approx. 585.3 sq. feet



Total area: approx. 1160.8 sq. feet

#### 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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