



**2ND FLOOR FLAT**  
**DOUBLE BEDROOM**  
**18' LOUNGE**

**PRIVATE BALCONY**  
**NO ONWARD CHAIN**  
**ALLOCATED PARKING**

**Christies Residential are pleased to offer for sale this double bedroom second floor flat. The property benefits from: no onward chain, lift service, 131 years unexpired on the lease, 18' lounge with doors onto private balcony, fitted kitchen, family bathroom, allocated parking and communal gardens.**

**Flat 9, Oak House, Park View Road,  
Leatherhead, Surrey, KT22 7GD**

**£224,950**

Gas Central Heating Via Radiators

Communal Entrance

With lifts & stairs to upper floors.

Entrance Hall

Via own front door. Storage cupboard. Airing cupboard.

Lounge

18.5" X 12.8" (5.64m X 3.9m)

Dual aspect double glazed windows. Double glazed door to:

Private Balcony

Wooden decking with glass sides.

Fitted Kitchen

8.4" X 7.8" (2.56m X 2.38m)

Range of fitted wall and base units with inset stainless steel sink. Built in electric oven & gas hob with extractor fan over. Integrated fridge/freezer, washing machine & dishwasher. Wall mounted central heating boiler.

Double Bedroom

12" X 10.4" (3.66m X 3.17m)

Double glazed window. Free standing wardrobe.

Family Bathroom

Matching white suite comprising: panel enclosed bath with wall mounted shower and screen over, pedestal wash hand basin & low level WC. Extractor. Part tiled walls with mirror, shaver point & bathroom cabinet.

Allocated Parking Space

Communal Gardens

With bike racks and bin storage areas.

LOCAL AUTHORITY

Mole Valley District Council

COUNCIL TAX

Tax Band C

TENURE

Leasehold

LEASE

131 years Unexpired

GROUND RENT

£275.00 Per Annum

SERVICE CHARGE

£2346.00 Per Annum Including Buildings Insurance







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

### Second Floor Flat

Approx. 511.3 sq. feet



Total area: approx. 511.3 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.



[www.christiesresidential.co.uk](http://www.christiesresidential.co.uk)

Christies Residential Ltd  
1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY  
[sales@christiesmail.co.uk](mailto:sales@christiesmail.co.uk) [lettings@christiesmail.co.uk](mailto:lettings@christiesmail.co.uk)

**01372 362555**