



1 Cressall Close, Leatherhead, KT22 7DZ

Asking Price £199,950

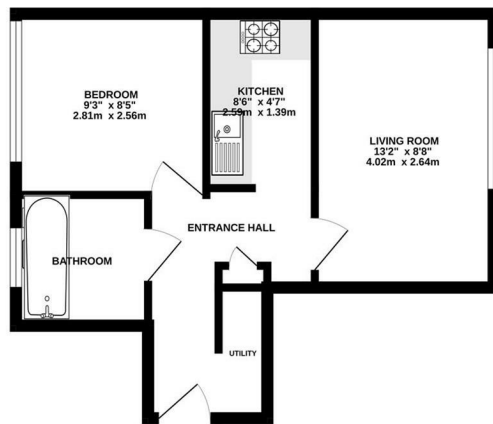
- NEW 125 YEAR LEASE
- GROUND FLOOR MAISONNETTE
- CLOSE TO TOWN CENTRE
- COMMUNAL GARDENS
- CUL DE SAC LOCATION
- ONE BEDROOM
- GAS CENTRAL HEATING (BOILER TWO YEARS OLD)
- SEPARATE UTILITY AREA
- RESIDENTS PARKING
- NEW FLOORING THROUGHOUT

This delightful ground floor maisonette is ideal for an investor or first time buyer. The property has a very good standard of modernisation including double glazing, gas central heating (boiler only two years old), fitted kitchen with built in oven/hob, plenty of internal storage and white bathroom suite with over bath shower. Externally there are communal gardens, a rotary washing line and residents parking. The property is also being sold with a new 125 year lease.

Both Leatherhead town centre and the train station are about 15 minutes walk away and junction 9 of the M25 is just around the corner. Leatherhead has a wide range of shops, cafes, restaurants, theatre, leisure facilities and lovely walks along the river Mole and nearby open countryside.



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



Tenure	Leasehold
Lease	125 years from October 2023
Service Charge	£900 per annum
Ground Rent	Peppercorn
EPC	C
Council Tax Band	B

TOTAL FLOOR AREA: 353 sq.ft. (32.8 sq.m.) approx.
Where every effort has been made to ensure the accuracy of the figures contained herein, measurements of area, volume, content and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is an approximate guide only and should not be used as a prospective purchase. The purchaser should verify these facts from their own survey and no guarantee as to the accuracy of any information is given.
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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