



Flat 4, Elveden Court Epsom Road, Leatherhead, KT22 8TD

Price Guide £125,000



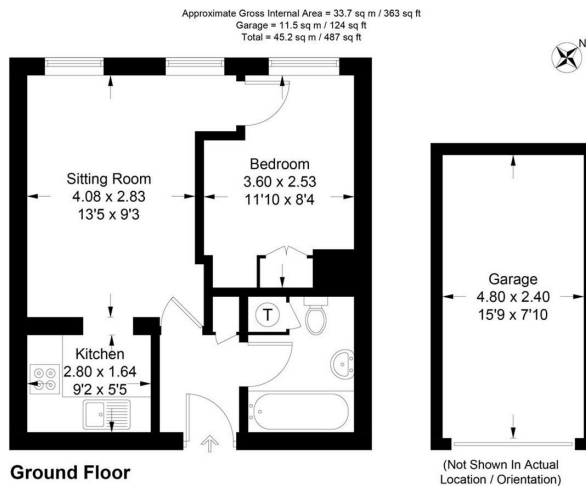
- GROUND FLOOR FLAT
- CASH BUYERS ONLY - SHORT LEASE
- HALL
- KITCHEN
- GARAGE

- NO CHAIN
- IN NEED OF TOTAL MODERNISATION
- LIVING ROOM
- BATHROOM
- VISITOR PARKING

This one bedroom ground floor flat whilst in need of COMPLETE REFURBISHMENT does include a a single garage in a nearby block.

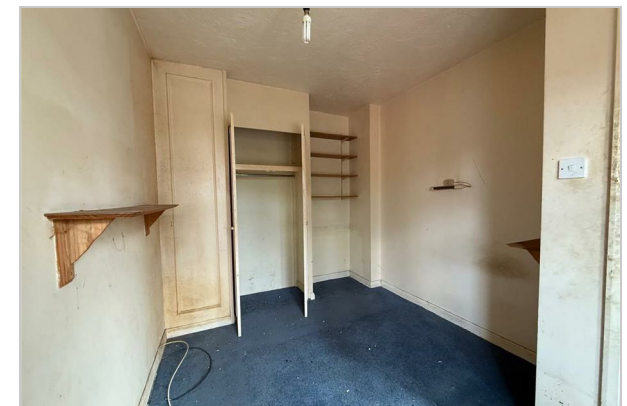
The flat is vacant.

The lease which could be extended on completion of a purchase is approximately 40 years unexpired. The ground rent of £17.00 p.a. is payable without review.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1192070)

<b>Tenure</b>	Leasehold
<b>Lease</b>	99 years from 01.09.1966
<b>Service Charge</b>	£1,101.33 for year ending 31.08.25
<b>Ground Rent</b>	£17.00 p.a., payable half yearly
<b>EPC</b>	D
<b>Council Tax Band</b>	B



1-3 Church Street, Leatherhead, Surrey, KT22 8DN

**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com

**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

