

40 Cressall Close, Leatherhead, KT22 7DZ

Price Guide £220,000

- GROUND FLOOR FLAT
- 1/2 BEDROOMS
- MODERN BATHROOM SUITE
- DOUBLE GLAZING
- AMPLE PARKING

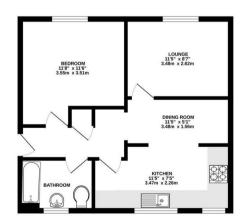
- FLEXIBLE LAYOUT
- FITTED KITCHEN
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- END OF CHAIN

A ground floor flat which has been altered and improved to provide flexible accommodation. The current layout is used as 1 double bedroom with an open plan study space onto a spacious kitchen, and there is a separate lounge that can also be used as a 2nd bedroom.

Ideal for an investor or first time buyer, the property has a very good standard of modernisation including double glazing, gas central heating, fitted kitchen with built in oven/hob and white bathroom suite with over bath shower.

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 477 sq.ft. (44.4 sq.m.) approx.



Tenure Leasehold

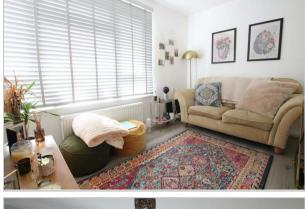
Lease 125 years from 30/05/2025 (124 Years

Remaining)

Service Charge £575.24pa (£143.81 paid quartely)

Ground Rent Peppercorn

EPC D
Council Tax Band B







TOTAL FLOOR AREA: 477 sq.8. (44.4 sq.m.) apprex.

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

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