



Challenge Court, Leatherhead

The PERSONAL Agent

Guide Price £325,000

Leasehold

- Second floor apartment with private balcony
- Lift service & entry phone system
- Open plan living dining kitchen space
- Modern fitted kitchen with appliances
- Air conditioning in living room area
- Two nicely balanced double bedrooms
- Modern ensuite shower room and bathroom
- Electric gated entrance and covered parking
- High energy rating for efficient living
- Close to Leatherhead and countryside

This beautifully appointed second floor apartment offers stylish and spacious accommodation, including a lovely open plan living/dining room with air conditioning, opening onto a modern fitted kitchen with integrated appliances.

Doors lead out onto a private south west facing balcony, providing a wonderful outdoor space to enjoy afternoon and evening sunshine.

Approached via an electric gated entrance and located at the end of a cul de sac, the property benefits from an undercover parking area with allocated space, along with a security entrance phone to the communal entrance and a lift service for added practicality.

This light and well presented accommodation has the benefit of gas central heating and double glazing and includes a spacious open plan living area, superb modern kitchen, two double bedrooms, a contemporary ensuite shower room and a modern



white family bathroom, ensuring both bedrooms are well served.

Energy conscious buyers will be pleased to note the property's high energy rating.

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The mainline railway station offers fast and frequent services north to London terminals, together with branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing excellent access to both Gatwick and Heathrow Airports. There is a wide range of quality private and state schooling in the general area including, for older children, St Andrew's RC School and Therfield Secondary School.

In the near vicinity are hundreds of acres of beautiful Green Belt

countryside, much of which is National Trust owned. Nearby attractions include Polesden Lacey, Bocketts Farm and Epsom Downs, home of the famous Derby.

Tenure- Leasehold

Length of lease (years remaining) - 240

Annual ground rent amount (£) - 250.00

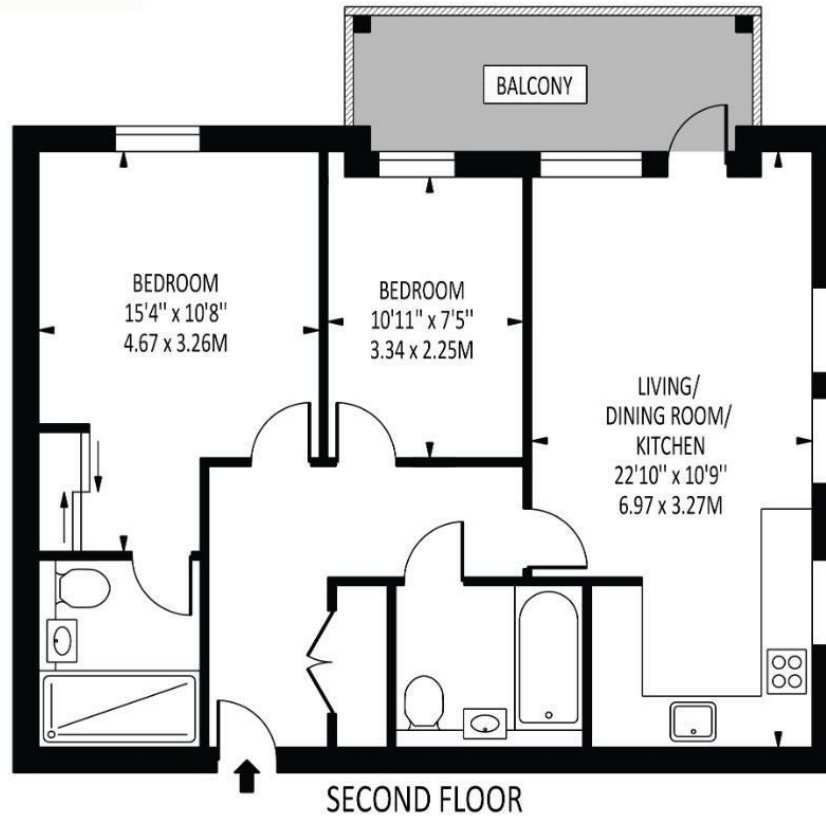
Annual service charge amount (£) -2,000.00

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



WELCOME TO THE GATE
All deliveries & services must
be left inside the correct
entrance and left secure

WELCOME TO THE GATE

CAUTION
AUTOMATIC GATE
PUSHING FORWARD