

North Street, Leatherhead KT22 7UX

Offers in the Region Of £175,000 Leasehold

0 Bedrooms | 0 Bathrooms | 0 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to offer to the market this spacious and exclusive studio apartment in Leatherhead high street which is conveniently located to the local amenities and 0.4 Miles to Leatherhead train station. The property comprises; a welcoming entrance hallway with the added luxury of built in storage, a spacious living area that benefits from plenty of natural daylight, open plan fully equipped kitchen with integrated appliances, a spacious room offering plenty of space for additional storage, and a modern three-piece bathroom with shower over bath. The property further benefits from lift access and video entry system. Transport links are excellent from here with the trains taking you to London in approximately 40 minutes and Junction 9 of the M25 is within easy reach. Lease :144 years remaining Service charge: £1184 per annum Ground Rent: £250 per annum.

Studio Apartment

No Chain

Video Secure Entry System

Lift Access To All Floors

Service Charge: £1154, £250 Ground Rent, Lease: 144 years

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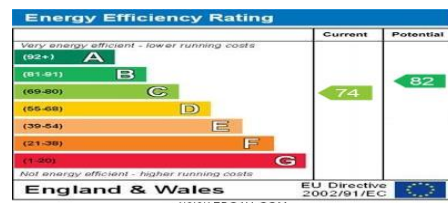


Tenure: Leasehold

Council Tax: C

Local Authority: Mole Valley District Council

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the purpose. 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. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.