Lot 44 232 Kingston Road, Leatherhead, Surrey, KT22 7PZ

All enquiries Ref: James Paterson

- **Long leasehold first floor self-contained flat requiring modernisation**
- **Full vacant possession**

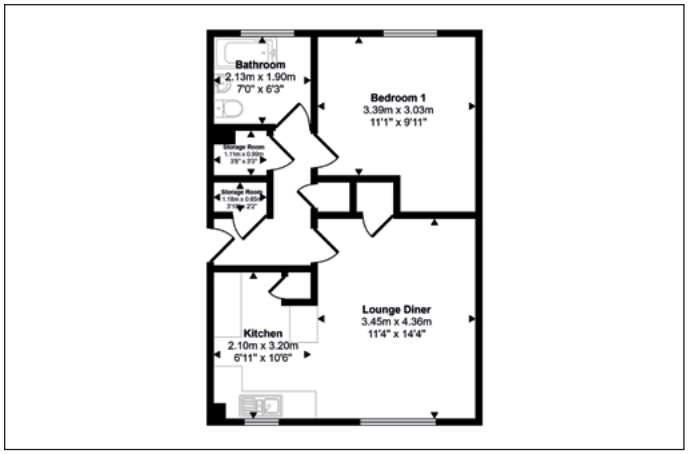
Location:
The property is situated on the east side of Kingston Road between its junctions with The Fairway and Ryeland Court. Public transport links include Leatherhead mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A243 and M25 (Junction 9). Shopping amenities can be found locally within Leatherhead Town Centre, with an extensive range of shops, bars and restaurants being found in nearby Epsom and Kingston upon Thames. Recreational pursuits can be found locally at the open spaces of Leatherhead Leisure Centre, Norbury Park and the wider Surrey Hills Area of Outstanding Natural Beauty.

Description:
Long leasehold first floor self-contained flat requiring modernisation.

Accommodation:
First floor: One bedroom, open plan reception room/kitchen, bathroom/WC, hallway
Outside: Communal gardens
Gross Internal Area (GIA): (Source: EPC) 50 sq m (538 sq ft)

EPC rating: D

Council Tax Band: B

Lease:
Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

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