



**TOP FLOOR FLAT**

**BALCONETTE**

**COVERED RESERVED PARKING**

**250 YEAR LEASE**

**10 YEAR GUARANTEE**

**NO ONWARD CHAIN**

Christies Residential are pleased to offer for sale this double bedroom top floor flat. Situated on a gated development between Leatherhead and Ashtead towns and mainline station the property benefits from: no onward chain, security entry, double glazing, central heating via radiators, open plan lounge & modern fitted kitchen with balconette offering views over open fields, family bathroom, 250 year lease and covered reserved parking bay.

## Secure Gated Access

## Security Entry

## Central Heating Via Radiators

## Communal Entrance

### Entrance Hall

Via wood front door. Cloaks cupboard. Laminate flooring.



### Open Plan Living Room/Fitted Kitchen

16' 4" X 13' 9" (5.00m X 4.21m)

Range of contemporary fitted wall & base units with inset stainless steel sink. Integrated fridge/freezer & washer/dryer. Cupboard housing wall mounted boiler. Built in electric oven & ceramic hob with matching cooker hood above. Double glazed windows that open up to be:



### Balconette

With views over open fields

### Double Bedroom

10' 0" X 8' 7" (3.05m X 2.64m)

Double glazed window. Carpeted

### Family Bathroom

7' 10" X 6' 0" (2.39m X 1.85m)

Double glazed window. Part tiled walls. Matching suite comprising: panel enclosed bath with wall mounted shower & screen, wash hand basin & low level WC.

## OUTSIDE

### Communal Gardens

### Covered Reserved Parking Bay

Number 22



## LEASE

250 Year Lease from 2017 - 243 Years Unexpired

## GROUND RENT

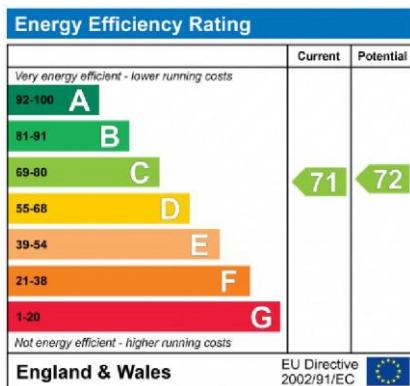
£275 Per Annum

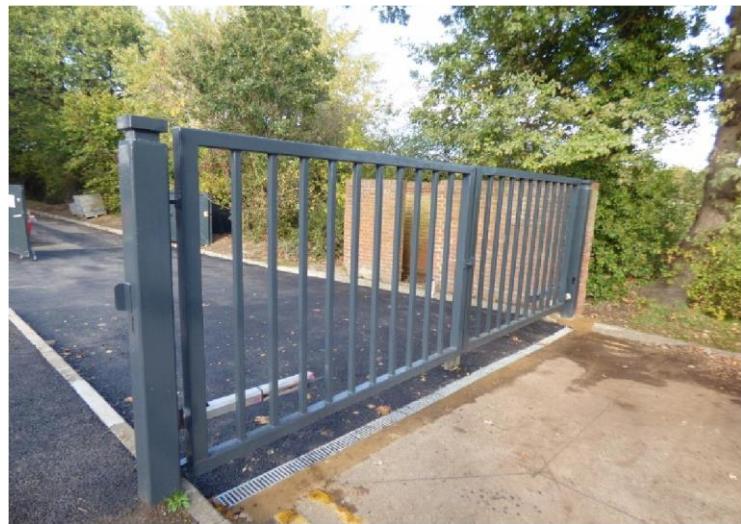
## SERVICE CHARGE

£1150 Including Buildings Insurance

## COUNCIL TAX

Tax Band 'B' Mole Valley



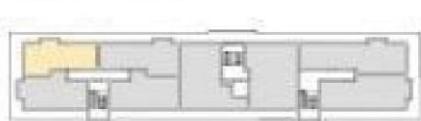


#### FLAT 17 - SECOND FLOOR

Total Gross Internal Area = 29.64 sqm 319 sq ft



#### Floor plan location



	room int. area	sqm	sq ft
living/kitchen	14.32 sqm	154.08 sq ft	
bedroom	7.75 sqm	83.40 sq ft	
bathroom	3.76 sqm	40.46 sq ft	
hall	2.94 sqm	31.63 sq ft	

#### IMPORTANT NOTES - PLEASE READ

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 purpose. the mention of any appliances and services within these details does not imply that they are in full efficient working order. 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. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.