



1ST FLOOR CENTRE

LEATHERHEAD

NO ONWARD CHAIN

250 YEAR LEASE

20' OPEN PLAN LIVING ROOM

LUXURY FAMILY BATHROOM

Christies Residential are pleased to offer for sale this 8 year old 2 bedroom 1st floor flat. Situated in the heart of Leatherhead Town centre within walking distance of the mainline station & the River Mole the property benefits from: No onward chain, security entry, 20' open plan living room/Fitted kitchen, double glazing, electric central heating via radiators, luxury family bathroom, 250 year lease and allocated parking

**Flat 6, Harrington House, Leatherhead,
Surrey, KT22 8BZ**

£259,950

Communal Lobby

Via security entry system. With stairs to upper floors.

Entrance Hall

Via own front door. Wood flooring.

Double Bedroom

16" X 10" (4.88m X 3.05m)

Double glazed window. Carpeted. Airing cupboard housing electric central heating boiler.

Family Bathroom

Matching suite comprising: panel enclosed bath with wall mounted shower & screen, vanity unit with inset wash hand basin & low level WC. Tiled walls with inset mirror & shaver points. Tiled floor. Heated towel rail.

Open Plan Living Room

20.4" X 9" (6.22m X 2.74m)

Double glazed French doors onto Juliet balcony. Wood flooring. Open to Kitchen.

Fitted Kitchen

8.7" X 7.9" (2.65m X 2.41m)

Open to the living room with breakfast bar separating. Double glazed window. Matching modern wall & base units with granite work surfaces and inset bowl sink. Built in electric cooker and ceramic hob with extractor over. Integrated fridge/freezer and washer dryer. Tiled floor.

Allocated Parking Bay

Number H4

TENURE

Leasehold

LEASE

242 years Unexpired

GROUND RENT

£200.00 Per year

SERVICE CHARGE

£1474.00 Per year

Local Authority

Mole Valley District Council

Council Tax

Tax Band C



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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.



Christies Residential Ltd
 1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
 sales@christiesmail.co.uk lettings@christiesmail.co.uk