



5 YEAR OLD 1ST FLOOR FLAT

GAS CENTRAL HEATING

15' BEDROOM WITH WARDROBES

20' LIVING ROOM/FITTED KITCHEN

GATED DEVELOPMENT

ALLOCATED PARKING

Christies Residential are pleased to offer for sale this immaculate 5 year old 1st floor double bedroom flat. Situated in a gated development within walking distance of Leatherhead town centre & mainline station the property benefits from: security entry, double glazing, gas central heating via radiators, 20' x 11' open plan living room/fitted kitchen, 15' double bedroom with fitted wardrobes, family bathroom, 125 year lease, allocated parking bay and communal gardens.

**Juniper House, Leatherhead, Surrey, KT22
7RS**

£220,000

Electric Gated Access
Outdoor Space

Communal Entrance
Via security entry system. With stairs to upper floors

Entrance Hall
Via own front door. Cloaks cupboard. Large walk in cupboard with shelving for storage & wall mounted central heating boiler.

Open Plan Lounge/Dining Room/ Fitted Kitchen
20" X 11.5" (6.1m X 3.51m)
Double glazed doors to Juliet balcony. Range of contemporary wall & base units with inset sink. Built in electric oven & induction hob with matching cooker hood over. Integrated fridge/freezer & dishwasher. Freestanding washer/dryer.

Double Bedroom
15.2" X 9.11" (4.63m X 2.78m)
Double glazed window. Two fitted double wardrobes.

Family Bathroom
0" X 0" (0m X 0m)
Matching white suite comprising: panel enclosed bath with wall mounted shower & screen, wall mounted wash hand basin & low level WC. Part tiled walls. Heated towel rail.

Allocated Parking Bay
Number 77

Communal Gardens
Outdoor Space

Pet Clause
The owners have gained permission from the Freeholders to have a cat in the property

PARKING
Allocated Parking

OUTSIDE SPACES
Communal Garden

TENURE
Leasehold

LEASE
119 years Unexpired

GROUND RENT
£150.00 Per year

SERVICE CHARGE
£1705.00 Per year

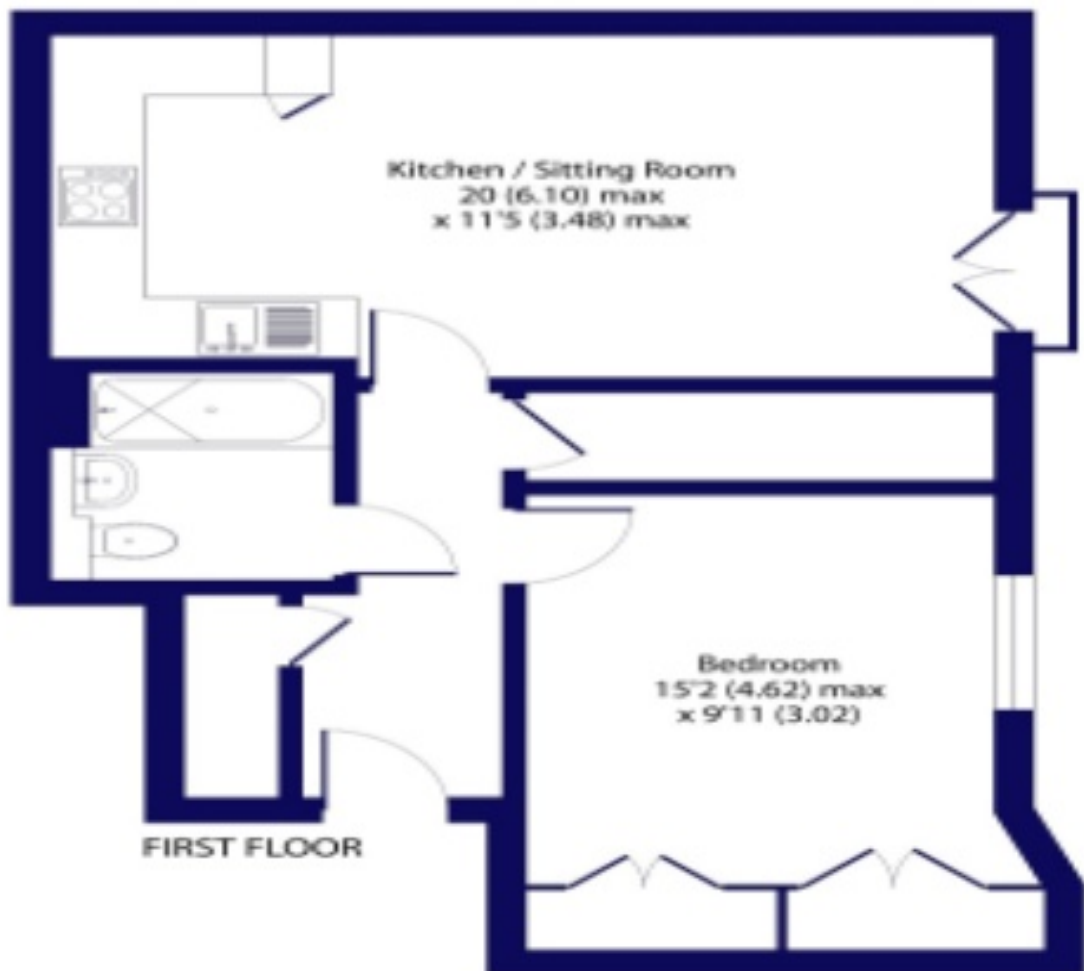
Local Authority
Mole Valley District Council

Council Tax
Tax Band C





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) 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.



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