



**2 BED PENTHOUSE FLAT  
WITH DIRECT LIFT ACCESS  
2 BATH/SHOWER ROOMS**

**VIDEO ENTRY - GAS CENTRAL HEATING  
21' x 17' LIVING ROOM + 11' KITCHEN  
ALLOCATED PARKING**

Christies Residential are pleased to offer for sale this impressive (104 Sq M ) 2 double bedroom 2 bath/shower room penthouse apartment occupying the whole of the top floor, with direct access to the flat via a private lift. Located within easy access of Leatherhead town centre and mainline station. The property benefits from: no onward chain, video entry phone access, 21' x 17' living room, 13' fitted kitchen/breakfast room, communal gardens, allocated & visitor parking bays.

**5 Lime Court, Garlands Road,  
Leatherhead, Surrey, KT22 7GN**

**£399,950**

Communal Entrance Via Video Entry phone  
With lift and stair access. Letter boxes.

#### First Floor Entrance Hall

Own front door. Double glazed window. stairs to:

#### Top Floor Landing

With direct access from the lift (key use only for security) Also access from first floor hallway. Storage cupboard, airing cupboard, radiator.

#### Living Room

21.2" X 17.4" (6.46m X 5.3m)

Double aspect double glazed windows, two radiators.

#### Fitted Kitchen/Breakfast Room

13.5" X 11.8" (4.11m X 3.6m)

Double glazed window. Range of wood fronted wall & base units with granite worktops including inset 1 & 1/2 sink unit. Built in electric double oven, 4 ring gas hob with cooker hood above. Integrated microwave, fridge/freezer, washer/dryer and dishwasher. Storage cupboard housing gas central heating boiler. Space for breakfast table.

Radiator

#### Bedroom 1

16.6" X 14.8" (5.06m X 4.51m)

Double glazed window. Range of fitted wardrobe to the length of one wall.

Radiator. Door to:

#### En-Suite Shower Room

White suite comprising: walk in shower cubicle, hand basin with mixer tap set in vanity unit with cupboards under, WC low flush suite with concealed cistern. Heated towel rail. Part tiled walls with fitted mirror and shaver point. Ceramic tiled floor.

#### Bedroom 2

14.6" X 12.5" (4.45m X 3.81m)

Double glazed window. Radiator.

#### Family Bathroom

White suite comprising: panelled bath with mixer tap, shower fitting and shower screen, pedestal hand basin with mixer tap, WC low flush suite. Heated towel rail. Part tiled walls with fitted mirror and shaver point. Ceramic tiled floor.

#### Allocated Parking Space

No 5

#### Visitor Parking Bays

#### Communal Gardens

Lawns to all sides with flower borders. Attractive Pergola to rear.

#### TENURE

Leasehold

#### LEASE

107 Year Unexpired

#### GROUND RENT

£400 Per Annum

#### SERVICE CHARGE

£3279 Per Annum

#### Local Authority

Mole Valley District Council

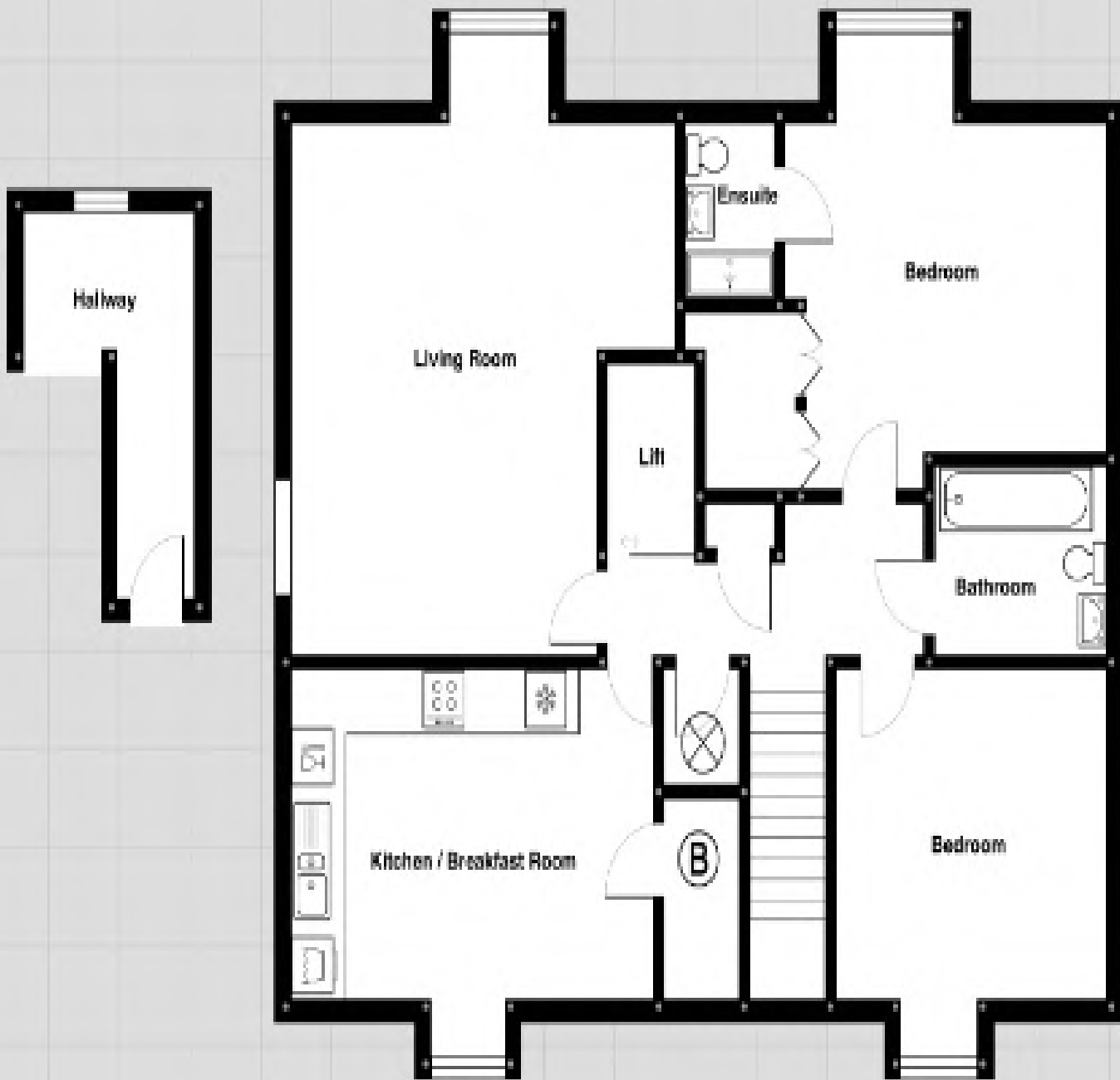
#### Council Tax

Tax Band F





	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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