



2 DOUBLE BEDROOMS

23' LOUNGE/DINING ROOM

PRIVATE BALCONY WITH VIEWS

2 BATH/SHOWER ROOMS

FITTED KITCHEN

NO ONWARD CHAIN

Christies Residential are pleased to offer for sale this 2 double bedroom 2 bath/shower room second floor apartment forming part of a popular residential development. The property is within walking distance of Leatherhead town centre and mainline railway station and benefits from: no onward chain, security entry, lift service, double glazing, gas central heating, 23' open plan lounge/dining room, fitted kitchen with appliances, private balcony with attractive views, communal gardens, allocated & visitor parking.

**Cedar House, Park View Road,
Leatherhead, KT22 7GB**

**Offers In The Region Of
£300,000**

Gas Central Heating Via Radiators

Security Entry

Communal Lobby

With lift and stairs to upper floors.

Entrance Hall

Via own front door, airing cupboard, storage cupboard.

Open Plan Lounge/Dining Room

23' 2" x 9' 11" (7.06m x 3.02m)

Double aspect double glazed windows. Open to Fitted Kitchen. Fitted cupboards. Double glazed door to:

Private Balcony

With decked flooring and glass sides. Offering views over Leatherhead.

Fitted Kitchen

8' 5" x 6' 0" (2.56m x 1.83m)

Modern range of fitted wall & base units with inset stainless steel sink unit. Built in electric oven and 4 ring gas hob with extractor hood over. Integrated fridge/freezer, washer/dryer and dishwasher. Wall mounted gas central heating boiler.

Bedroom 1

15' 0" x 10' 0" (4.57m x 3.05m)

Double glazed window. Freestanding wardrobe. Door To;

En-Suite Bathroom

Matching white suite comprising: panel enclosed bath with mixer tap and hand shower, pedestal hand basin, and low level WC. Part tiled walls with fitted bathroom cabinet. Tiled floor.

Bedroom 2

10' 0" x 8' 9" (3.05m x 2.66m)

Double glazed window. Freestanding wardrobe.

Family Shower Room

Matching white suite comprising: walk in shower cubicle, pedestal hand basin and low level WC. Part tiled walls with fitted bathroom cabinet. Tiled floor.

OUTSIDE

Allocated Parking Space

Visitor Parking

Communal Gardens

Including Bike racks and children's play area.

COUNCIL TAX

Band 'D'

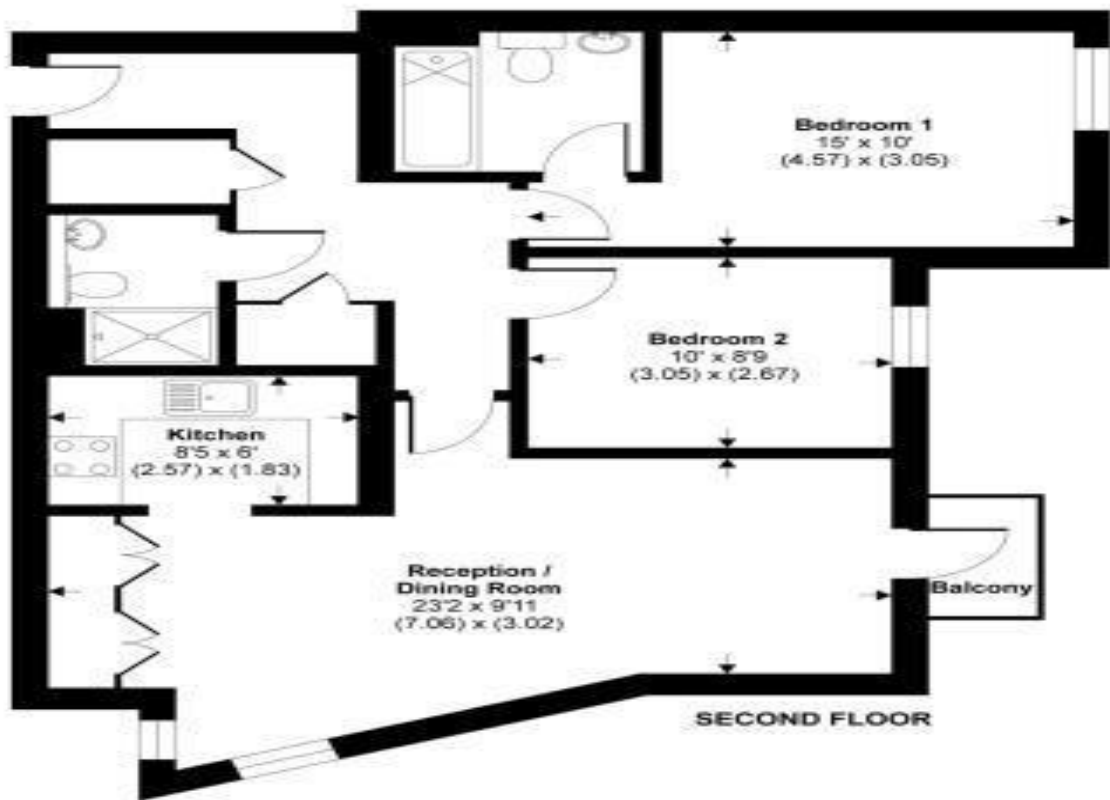
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125 Years from 2006

GROUND RENT/SERVICE CHARGE

Approx £120 Per Month (to be confirmed)





Cedar House, Park View Road, Leatherhead, KT22

APPROX. GROSS INTERNAL FLOOR AREA 758 SQ FT 70.4 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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