



**DOUBLE BED TOP FLOOR FLAT**

**NO ONWARD CHAIN**

**LIFT SERVICE**

**18'10" LIVING ROOM/KITCHEN**

**MODERN BATHROOM**

**ALLOCATED PARKING BAY**

Christies Residential are pleased to offer for sale this modern double bedroom top floor flat situated in the heart of Leatherhead within walking distance of the mainline station. The property benefits from: no chain, lift service, security entry, 145 year lease, wood flooring, double glazing, 18'10" x 13' 7" open plan living room/fitted kitchen, family bathroom, & allocated parking space.

**Stocks House, North Street, Leatherhead,  
Surrey, KT22 7UX**

**£239,950**

## Security Entry

### Communal Entrance

With lift and stairs to upper floors.

### Entrance Hall

Via own front door. Wood flooring. Storage cupboard housing water tank with timer controls. Electric heater. Cupboard with power housing tumble dryer.

### Open Plan Living Room/Fitted Kitchen

18.1" X 13.7" (5.52m X 4.18m)

Two double glazed windows with fitted blinds. Two electric heaters. Fitted kitchen area: range of fitted wall & base units with granite work surfaces and inset sink. Built in electric oven & hob with cooker hood over. Integrated, fridge/freezer, dishwasher, washing machine & microwave. Wood flooring.

### Double Bedroom

14.11" X 11.1" (4.3m X 3.38m)

Double glazed window with fitted blind. Electric heater. Freestanding wardrobes. Wood floor.

### Family Bathroom

Matching suite comprising: panel enclosed bath with wall mounted mixer shower & screen, vanity unit with inset sink & WC. Tiled walls with fitted mirror & shaver point. Extractor. Sunken lighting. Ceramic tiled floor.

### Reserved Parking Bay

Via display permit

Marked SH - Entrance to the side of Harrington House.

## LOCAL AUTHORITY

Mole Valley District Council

## COUNCIL TAX

Tax Band B

## TENURE

Leasehold

## LEASE

145 years Unexpired

## GROUND RENT

£250.00 Per Annum (Increasing by £100 Every 25 years)

## SERVICE CHARGE

£1255.44 Per Annum Including Buildings Insurance







	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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		



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

## Floor Plan

### 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.

