



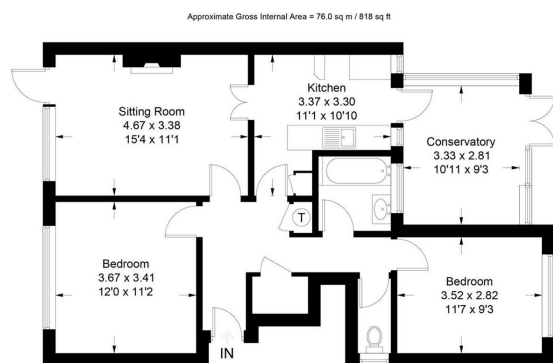
39 Minchin Close, Leatherhead, KT22 8BH

Asking Price £205,000

- CASH BUYERS ONLY (34 YEAR LEASE)
- OWN GARDENS TO FRONT AND REAR
- 15'5 LOUNGE
- BATHROOM, SEPARATE WC
- END OF CHAIN
- GROUND FLOOR MAISONETTE
- 2 BEDROOMS
- KITCHEN
- CONSERVATORY
- PERMIT PARKING

This ground floor maisonette is located just a short walk from the town centre and the picturesque River Mole is just across the road.

The property enjoys own garden to front and rear with the rear having the benefit of a sunny south-east aspect. Residents permit parking (max. two cars) via MVDC - £80 pa for the first car and £100 pa for a second car. The property will require modernisation and is offered with a 34 year lease, so cash buyers only. End of chain.



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (10922195) www.bagshavendhardt.com © 2022

Tenure
Lease
Service Charge
Ground Rent
EPC
Council Tax Band

Leasehold
 99 years from 1957
 *see below
 £11 per annum
 E
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*Each maisonette is responsible for maintaining their part of the building and to organise their own insurance.

There is no annual service charge.



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