



40 Cressall Close, Leatherhead, KT22 7DZ

Price Guide £220,000

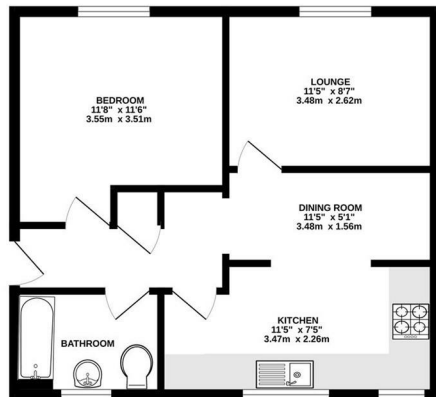
- GROUND FLOOR FLAT
- 1/2 BEDROOMS
- MODERN BATHROOM SUITE
- DOUBLE GLAZING
- AMPLE PARKING
- FLEXIBLE LAYOUT
- FITTED KITCHEN
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- END OF CHAIN

A ground floor flat which has been altered and improved to provide flexible accommodation. The current layout is used as 1 double bedroom with an open plan study space onto a spacious kitchen, and there is a separate lounge that can also be used as a 2nd bedroom.

Ideal for an investor or first time buyer, the property has a very good standard of modernisation including double glazing, gas central heating, fitted kitchen with built in oven/hob and white bathroom suite with over bath shower.

Both Leatherhead town centre and the train station are about 15 minutes walk away and junction 9 of the M25 is just around the corner. Leatherhead has a wide range of shops, cafes, restaurants, theatre, leisure facilities and lovely walks along the river Mole and nearby open countryside.

GROUND FLOOR  
477 sq.ft. (44.4 sq.m.) approx.

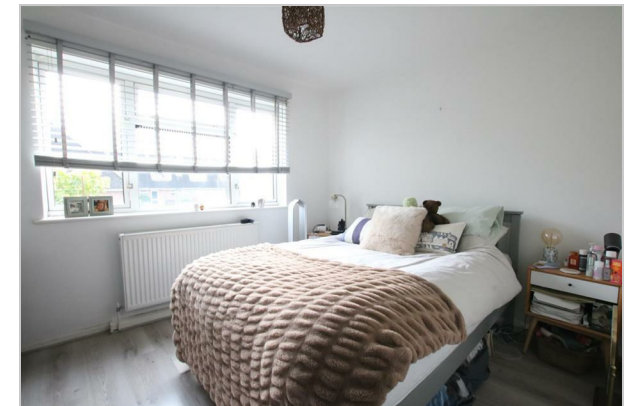


TOTAL FLOOR AREA: 477 sq.ft. (44.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The plan is for information only and is not intended to be used as a basis for any legal proceedings. The seller does not accept any liability for any errors or omissions. The plan is for information only and is not intended to be used as a basis for any legal proceedings.

**Tenure**  
**Lease**

**Service Charge**  
**Ground Rent**  
**EPC**  
**Council Tax Band**

Leasehold  
125 years from 30/05/2025 (124 Years Remaining)  
£575.24pa (£143.81 paid quartely)  
Peppercorn  
D  
B



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