



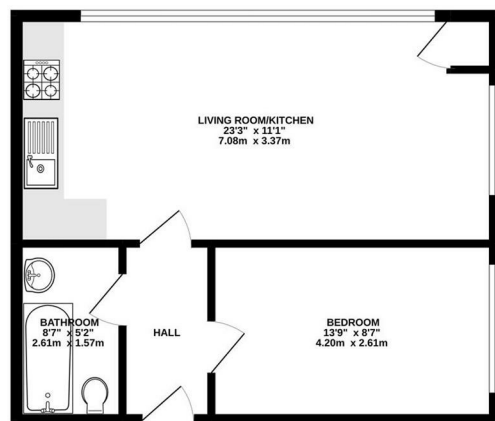
11 Tyrell House Challenge Court, Leatherhead, KT22 7FW

Asking Price £197,500

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- CLOSE TO TRAIN STATION/TOWN CENTRE
- ALLOCATED PARKING
- LONG LEASE
- END OF CHAIN
- MODERN BATHROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- LARGE OPEN PLAN LIVING AREA
- EPC C

This first floor apartment comes to the market with no onward chain. It combines a superbly appointed interior with spacious room sizes and large picture windows. Double glazed with gas central heating and security entrance phone, the accommodation includes 1 bedroom, luxury bathroom with white suite, spacious open plan lounge/dining area and quality fitted kitchen with integrated appliances which include oven/hob, fridge/freezer and washing machine. Externally, there is an allocated parking space. On the borders of Ashted and Leatherhead and adjacent to open fields, the property is convenient for the M25, local shops and Leatherhead station is about 3/4 of a mile away.

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



Tenure
Lease
Service Charge
Ground Rent
EPC
Council Tax
Band

Leasehold
125 yrs from 05.06.15
£850 for y/e March 2023
£300 - doubles every 25 yrs
C
B



1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

