



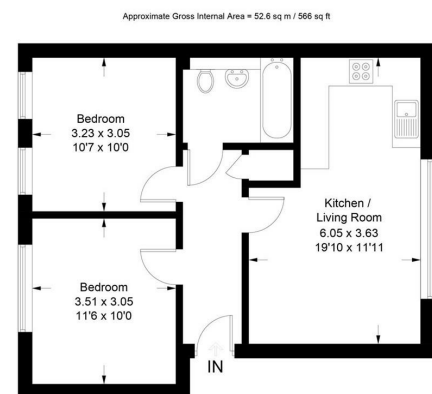
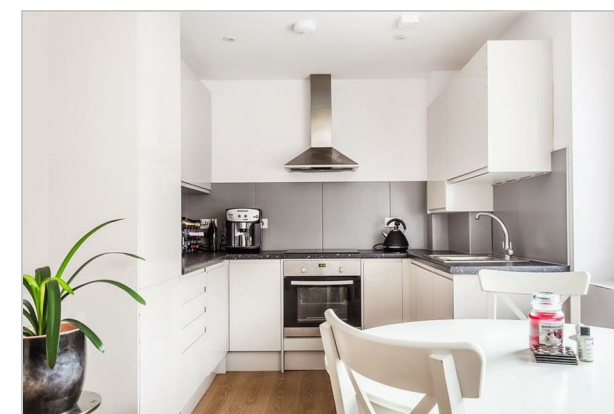
Flat 14, Prime House Challenge Court, Leatherhead, KT22 7DE

Price Guide £300,000

- FIRST FLOOR FLAT
- LOUNGE MEASURING ALMOST 20' X 12'
- LUXURY BATHROOM
- DOUBLE GLAZING WITH BLINDS
- ALLOCATED PARKING
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN WITH APPLIANCES
- BRIGHT WELL MAINTAINED INTERIOR
- GATED ENTRANCE
- LONG LEASE

Adjacent to open fields and located at the end of a cul de sac, a gated entrance leads to these attractive 6 year old apartments. With 4 years remaining of the 10 year build warranty and a high standard of appointment including double glazing, gas central heating, security entrance phone and all the fitted blinds are included. The accommodation includes hall, open plan living room with large picture window and kitchen area with built in appliances (oven, hob, washing machine, fridge and dishwasher) , 2 double bedrooms and luxury bathroom which is part tiled with over bath shower. Externally are allocated parking space plus visitors spaces. 244 years remaining on the lease.

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.



First 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. (ID939187) www.bagshawandhardy.com © 2023

Tenure Lease

Leasehold
250 years from 2017

Service Charge

£1,857.70 Paid in 2 instalments
(January & June)
Buildings Insurance: £300 per annum paid
in August

Ground Rent

£275 Paid in 2 instalments (January & June).
Reviewed in line with the RPI every 10 years
for the duration of the lease.

EPC Council Tax Band

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