



40 Cressall Close, Leatherhead, KT22 7DZ

Asking Price £220,000

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

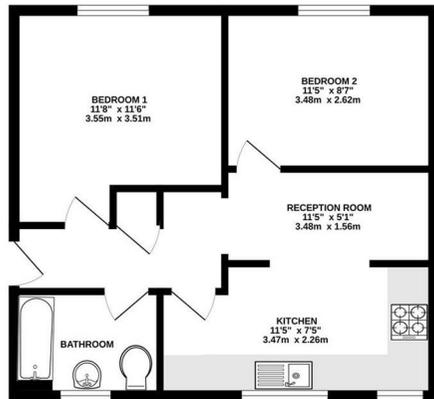
A ground floor flat which has been altered and improved to provide flexible accommodation. The current layout is used as 1 double bedroom with an open plan study space onto a spacious kitchen, and there is a separate lounge that can also be used as a 2nd bedroom.

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.



<b>Tenure</b>	Leasehold
<b>Lease</b>	125 years from 1/07/1988 (89 years remaining)
<b>Service Charge</b>	£575.24pa (£143.81 paid quarterly)
<b>Ground Rent</b>	£10pa
<b>EPC</b>	D
<b>Council Tax Band</b>	B

TOTAL FLOOR AREA: 477 sq.ft. (44.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements, dimensions and areas shown are not intended to be used as a basis for any legal proceedings. The purchaser should verify the accuracy of the floor plan by a professional surveyor. The purchaser should also verify the accuracy of the floor plan by a professional surveyor. The purchaser should also verify the accuracy of the floor plan by a professional surveyor.

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