



Cressall Close, Leatherhead

The **PERSONAL** Agent

Guide Price £220,000

Leasehold

- Vacant with no chain
- Ground floor apartment
- Cul de sac location
- Flexible layout of accommodation
- One double bedroom
- Separate reception room
- Modern kitchen with dining area
- Resident's parking
- Walking distance of station
- Close to convenience store

The Personal Agent are pleased to present this one double bedroom ground floor apartment which enjoys the added benefit of no ongoing chain and vacant possession.

With a spacious kitchen/diner and separate lounge as well as a good sized double bedroom, this is a fantastic opportunity to give yourself the extra space you might need for when guests come to stay or would even be good for two people wanting to share the property.

Neutral decoration throughout and a modern kitchen and bathroom means that you can just move straight in, put your furniture down and settle in very quickly.

Whilst the convenient location means that Leatherhead town centre is easily accessible for work and relaxation, or for the train station into London or down to the coast.

Outside there are communal areas that can be used and



enjoyed including a children's play ground nearby and central green. To the side of the property there is extra storage available within the lockable cupboards too.

Further noteworthy points to mention include full double glazing, gas central heating, combi-boiler and communal residents parking.

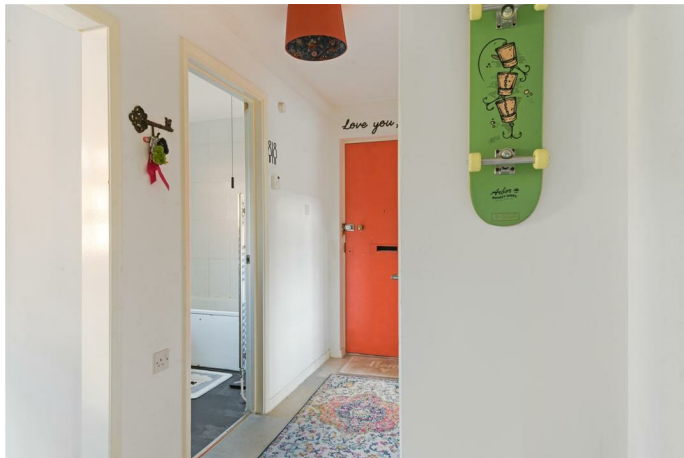
Within walking distance of Leatherhead Station, with a regular service into London and perfectly positioned for easy access to the M25 this property is perfect for any commute. Local shops are just a few minutes walk away and nearby Leatherhead Town Centre offers a comprehensive range of shopping and recreational facilities including a Leisure Centre.

Viewing is strongly recommended to appreciate the space that this well priced property offers.

Sole agent.

Tenure - Leasehold
Length of lease (years remaining) - 89
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - 700.00
Council tax band - B

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Ground Floor

Cressall Close, Leatherhead

Total Area: 47.0 m² ... 506 ft²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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