



1ST/TOP FLOOR FLAT
DOUBLE BEDROOM
RESERVED PARKING BAY

LOFT SPACE - NO CHAIN
DOUBLE GLAZING
SHARE OF FREEHOLD

Christies Residential are pleased to offer for sale this first/top floor double bedroom flat located within walking distance of Leatherhead town centre and mainline station. The property benefits from: No onward chain, share of Freehold. double glazing, electric heating, loft space, open plan entrance hall/fitted kitchen/lounge, double bedroom with fitted wardrobe, family bathroom, allocated parking space & communal gardens.

**19 Elmer Mews, Fetcham, Surrey,
KT22 9DN**

£205,000

Communal Entrance Hall
With stairs to first floor landing.

Open Plan Entrance Hall/Fitted Kitchen/Lounge
Via own front door. Access to loft via pull down ladder.
Storage heater, open plan to:

Fitted Kitchen Area

15.2" X 7.1" (4.63m X 2.16m)

Double glazed window. Range of matching wall and base units with marble effect roll top work surface over. Integral fridge/freezer. Built in electric fan assisted oven, ceramic hob and stainless steel extractor hood over, Inset stainless steel single bowl sink unit with mixer tap. freestanding washer/dryer. Breakfast bar,. Inset halogen downlights. Laminated flooring. Open plan to:



Lounge Area

7.3" X 8.8" (2.23m X 2.68m)

Double glazed window. TV & telephone points. Laminate flooring.



Loft Space

Via pull down ladder.

Double Bedroom

10.9" X 8.1" (3.32m X 2.47m)

Double glazed window. Double fitted wardrobe. Fitted shelving. Electric heater.



Family Bathroom

Matching suite comprising: panelled enclosed bath, wall mounted Intra shower attachment, glass shower screen, wall mounted wash hand basin, enclosed flush WC. Wall mounted storage cupboard with inset light. Shaver point, Dimplex heated towel rail. Tiled walls. Extractor fan. Inset halogen downlights. Ceramic tiled flooring with underfloor heating.

Allocated Parking Bay
Number P3

Communal Gardens

TENURE

Share Of FreeHold

With 991 Year Unexpired on underlying lease

GROUND RENT

Nil

SERVICE CHARGE

£1125.00 Per year Including Buildings Insurance

Local Authority

Mole Valley District Council

Council Tax

Tax Band B





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

First Floor Flat

Approx. 293.6 sq. feet



Total area: approx. 293.6 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



Christies Residential Ltd
1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
sales@christiesmail.co.uk lettings@christiesmail.co.uk

www.christiesresidential.co.uk

01372 362555