





CHURCH WALK

LEATHERHEAD, KT22 8HH

Ground Floor Maisonette

Town Centre Location

999 Year Lease with Share of Freehold

Ideal Rental Investment Or First Purchase

Double Aspect Kitchen/Living Room

10 Year New Home Warranty • Own Entrance

Beautifully Presented Throughout

Engineered Oak Flooring

Low Maintenance Charges

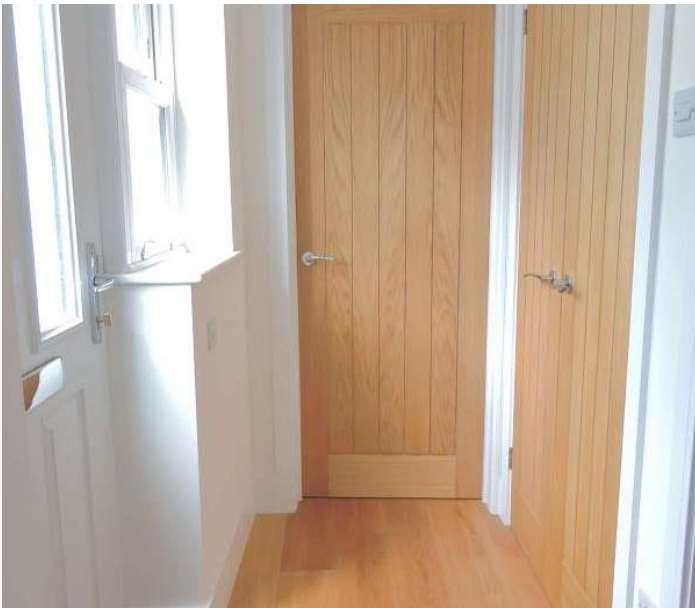
Quartz Work Surfaces

Integrated Kitchen Appliances

Separate Utility Area

Wet System Underfloor Heating

A new character ground floor maisonette with its own entrance situated within a conservation area in Leatherhead town and within walking distance of Leatherhead main line station which provides regular services into Central London (Waterloo/Victoria). The maisonette has been finished to a very high standard with a bright double aspect living room/kitchen featuring a higher than average ceiling height, sealed unit double glazed sash windows, wet system underfloor heating and engineered oak flooring. The kitchen features a modern handleless design complemented by Quartz work surfaces with integrated appliances and overall the property is beautifully presented with natural timber internal doors, chrome door furniture, modern architrave and skirtings with shadow lines and fitted carpets, blinds and light fittings. The property benefits further from a 10 year new home warranty and an internal inspection is highly recommended.



GROUND FLOOR

ENTRANCE HALL

double glazed front door, courtesy light, engineered oak floor, underfloor heating, built in double storage cupboard, fitted coir mat, door to:

KITCHEN/LIVING ROOM 19'10" × 10'8" (6.05m × 3.25m)

double aspect with a higher than average ceiling height of 2.74m and feature lights. Fitted with a range of modern stylish gloss white fronted handleless design wall and floor units, contrasting quartz work surfaces and upstands, under mounted stainless steel sink, mixer tap, built in stainless steel fan assisted electric oven and grill, inset 4 ring ceramic hob, concealed extractor/light above, integrated fridge, integrated dishwasher, integrated freezer, corner cupboard, drawer unit, under oven drawer, under unit lighting, 2 tv points, sealed unit double glazed sash windows, engineered oak flooring, mains fed smoke detector, built in utility cupboard housing combination washer/dryer, work surface, under stairs storage cupboard housing hot water cylinder, programmer control, electric water heater, economy 7 option, consumer unit, engineered oak flooring.

BEDROOM 1 11'7" × 7'11" (3.53m × 2.41m)

Sealed unit double glazed sash window, underfloor heating.

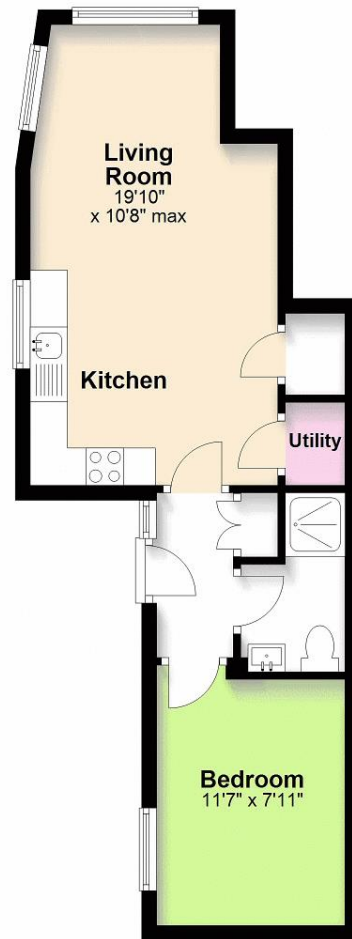
SHOWER ROOM

white suite comprising fully tiled shower cubicle, fixed rainfall shower plus hand held shower, glazed shower door, independent electric chrome towel rail, low level w.c. with concealed cistern, vanity unit, wash hand basin, mixer tap, cupboard under, fitted mirror/light, extractor fan, tiled wood effect floor, recessed ceiling lights.



Ground Floor Flat

Approx. 385.3 sq. feet



Total area: approx. 385.3 sq. feet

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

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley Council District Council.

Note 4 - Price includes engineered oak flooring, fitted carpets, blinds and light fittings as seen, and all appliances.

Note 5 - Cabled for Satellite TV.

New 999 year lease plus Share of Freehold.

Service Charge £235 pa

N.B. The costs are divided equally between the two maisonettes, each has its own entrance and there is no communal garden so the annual outgoings are very low.
Peppercorn Ground Rent.

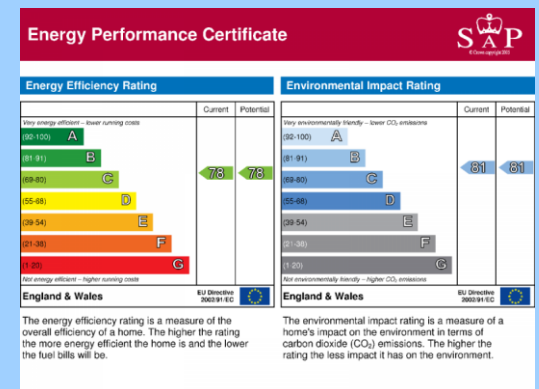
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