





TYRELL HOUSE, CHALLENGE COURT

LEATHERHEAD, KT22 7FW

**A Modern First Floor Apartment
Walking Distance of Town & Station
Excellent Decorative Order**

**118 Year Lease Unexpired
No Ongoing Chain • Double Bedroom
Modern Bathroom • Entrance Hall
Kitchen/Living Room
Integrated Appliances
Gas Central Heating To Radiators
Allocated Parking Space**



A MODERN FIRST FLOOR APARTMENT situated in a convenient location within easy reach of junction 9 of the M25 and walking distance of Leatherhead Main Line Station and the Town Centre. The accommodation is presented in excellent decorative order with views over adjacent countryside and features a modern fitted kitchen with integrated appliances including oven, hob, fridge/freezer, washing machine and dishwasher. There is a good size double bedroom and lounge, both with large picture windows and enjoying countryside views. Outside is an allocated parking space and the property benefits from gas central heating to radiators, long lease (118 years unexpired) and no ongoing chain. An internal inspection is highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE

Security entry phone, stairs rise to first floor.

FIRST FLOOR

ENTRANCE HALL

Front door, recessed ceiling lights, smoke detector, consumer unit, laminate floor, heating thermostat control, door to:

KITCHEN/LIVING ROOM 21' × 8'6" (6.40m × 2.59m)

fitted with an excellent range of high gloss wall and floor units featuring stainless steel bar handles, contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in electric oven & grill, inset ceramic 4-ring hob, stainless steel chimney style extractor hood/light above, integrated fridge/freezer, integrated dishwasher, integrated washing machine, part tiled walls, recessed ceiling lights, laminate floor, opening to lounge, radiator, tall storage cupboard housing wall mounted Worcester gas fired combination boiler for central heating and domestic hot water, large picture windows, views overlooking countryside.

BEDROOM 1 17'9" × 9' (5.41m × 2.74m)

radiator, recessed ceiling lights, bay window, views over adjacent countryside.

MODERN BATHROOM

white suite comprising panel enclosed bath with mixer tap and shower attachment, glazed shower screen, vanity unit, wash hand basin, mixer tap, low level w.c., vinyl floor, part tiled walls, recessed ceiling lights, extractor fan, chrome heated towel rail.

OUTSIDE

PARKING

Allocated parking space situated nearby.



First Floor Flat

Approx. 441.0 sq. feet



Total area: approx. 441.0 sq. feet

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

- Note 1 - Lease 125 years from 2015.
- Note 2 - Ground Rent £300 pa for first 25 years then £500 next 25 years, then £750 next 25 years.
- Note 3 - Maintenance £864.56 pa until 31/12/2021.
- Note 4 - Please note domestic and electrical appliances have not been tested.
- Note 5 - Mains electricity, gas, water and drainage are connected to the property.
- Note 6 - Under the 1979 Estate Agents act we would disclose that one of the directors of the company selling the property does have an interest in Huggins, Edwards and Sharp.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	72
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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