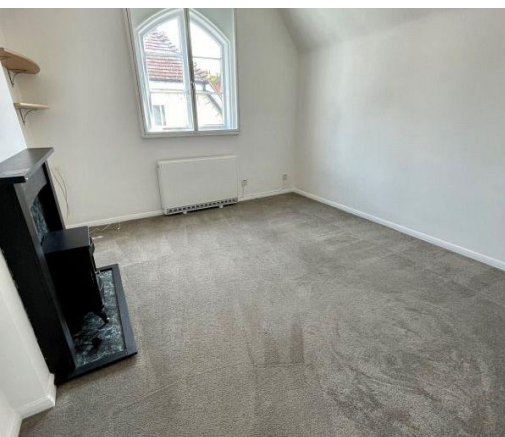


**TO LET**



**INTERESTING LISTED PROPERTY IN THE TOWN CENTRE  
LEATHERHEAD TOWN CENTRE LOCATION  
CLOSE TO STATION • VERY SPACIOUS  
HOLDING DEPOSIT (ONE WEEKS RENT) £265.00  
DEPOSIT (5 WEEKS RENT) £1326.00  
COUNCIL TAX BAND C • EPC E**

An attractive maisonette on the first, second and top floors of an interesting listed building in the town centre. The accommodation comprises stairs to front door, entrance hall, kitchen, internal staircase to sitting room and further stairs to bedroom and bathroom.



**Energy Performance Certificate** Energy Rating **E**

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60
39-54	E	43	
21-38	F		
1-20	G		

**GROUND FLOOR**

STAIRS TO FRONT DOOR

**FIRST FLOOR**

**ENTRANCE HALL**

Carpeted floor. Door to Kitchen and Stairs to Second Floor

**REFITTED GALLEY KITCHEN** 10'4" x 5'4" (3.15m x 1.63m)

Attractive grey fronted units with granite effect worktops. Baumatic Induction hob with chimney style extractor hood over. Beko electric oven. Washing Machine, Fridge/freezer. Single drainer one and a half bowl sink unit with mixer tap. Electric heater. Vinyl floor.

**SECOND FLOOR**

**LOUNGE** 11' x 11' (3.35m x 3.35m)

Arched ceiling. Gothic style window. Secondary double glazing. Night storage heater. Fireplace with electric fire.

**THIRD FLOOR**

**STAIRS TO THIRD FLOOR LANDING**

Bulkhead storage cupboard. Door to Bedroom.

**DOUBLE BEDROOM** 12'10" x 10' (3.91m x 3.05m)

Gothic style window with secondary double glazing. Night storage heater. Door to En-Suite Bathroom.

**EN-SUITE BATHROOM**

modern white sanitary ware. Large shower enclosure with electric shower. W.C. and wash hand basin with mixer tap. Feature mirror over with lighting. Ladder radiator/towel rail. Secondary double glazing to window. Airing cupboard with hot water cylinder, timed immersion heater and shelving.

**OUTSIDE**

**GATED PAVED AREA**

Accessed from the High Street.

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

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

**LEATHERHEAD LETTINGS OFFICE**  
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