





TEAZLEWOOD PARK

LEATHERHEAD, KT22 7JR

Immediate Vacant Possession

**Spacious Purpose Built First Floor
Apartment**

Lease 158 Years Unexpired

Newly Fitted Modern Kitchen

Utility Room • Bedroom/Living Room

Distant Views • New Carpets & Flooring

Shower Room with Double Width Shower

Sealed Unit Double Glazed Windows

Gas Central Heating To Radiators

Off Street Parking • Communal Garden



* NO ONGOING CHAIN * A PURPOSE BUILT FIRST FLOOR APARTMENT situated in a convenient location within easy reach of the local Tesco Superstore and junction 9 of the M25. Leatherhead Main Line Station and Town Centre is within walking distance, approximately 1.5 miles distant. The accommodation offers a bedroom/living room with southerly views, separate newly fitted kitchen with built in oven & hob, utility room and shower room. The property benefits from 158 year lease, new carpets and flooring, gas central heating to radiators, useful loft, allocated parking space, sealed unit double glazed windows and is presented in excellent decorative order having been recently decorated. An internal inspection is highly recommended by the vendors sole agents.

COMMUNAL ENTRANCE

Stairs rise to first floor landing, own front door with spyhole to:

FIRST FLOOR

MAIN LIVING AREA 15'7" × 11'3" (4.75m × 3.43m)

radiator, consumer unit, access to loft via sliding ladder, coved ceiling, radiator & radiator cover, new carpet, sealed unit double glazed window, distant southerly views, door to:

MODERN KITCHEN 5'7" × 8'4" (1.70m × 2.54m)

newly fitted with a range of gloss white fronted modern wall and floor units having stainless steel bar handles, contrasting worksurfaces, inset single drainer stainless steel sink unit with mixer tap, built in Lamona electric oven, inset Lamona 4 ring gas hob, stainless steel extractor above, freestanding Hotpoint fridge, part tiled walls, wall mounted Glow Warm gas fired boiler for central heating and domestic hot water, tiled floor, radiator, sealed unit double glazed window.

UTILITY ROOM 8'3" × 4'10" (2.51m × 1.47m)

comprising base and wall units, worksurface, inset single drainer stainless steel sink unit, washer/dryer machine, part tiled walls, vinyl floor, sealed unit double glazed window, radiator, door to:

SHOWER ROOM

white suite comprising fully tiled double width shower cubicle with thermostatic shower unit, glazed sliding door, pedestal wash hand basin, low level w.c., radiator, sealed unit double glazed window, light/shaver point, tall storage unit, part tiled walls, vinyl floor.

OUTSIDE

COMMUNAL GARDEN

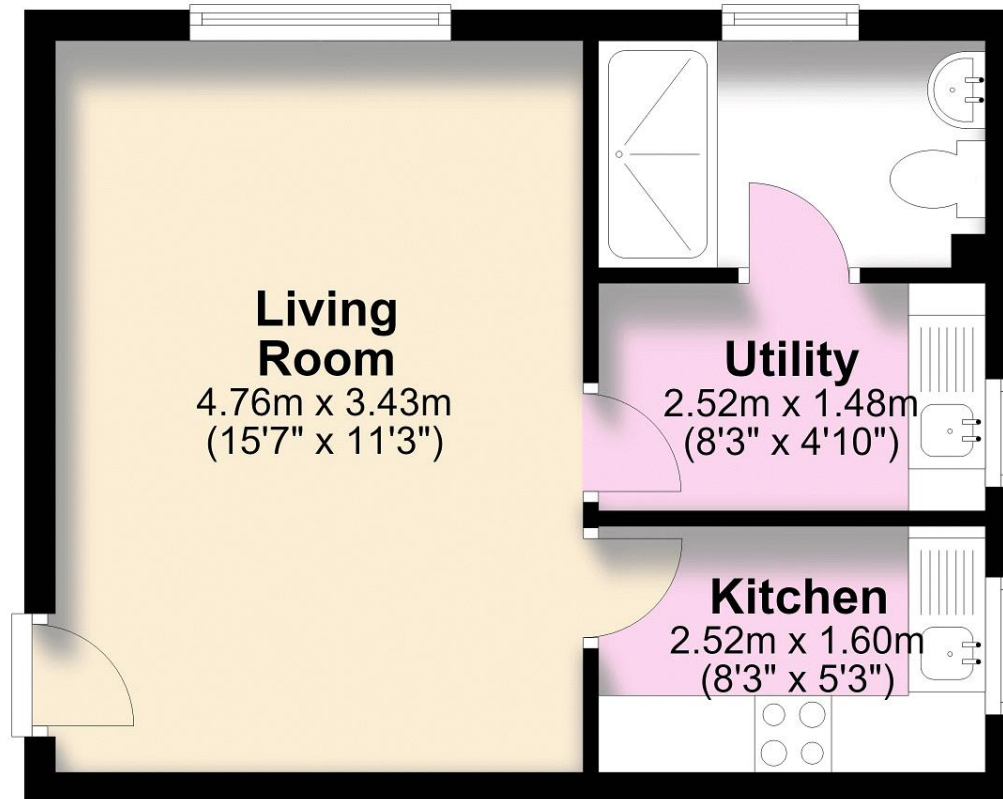
laid to lawn.

PARKING SPACE

Allocated to the side of the building (third space in from left)



First Floor Flat

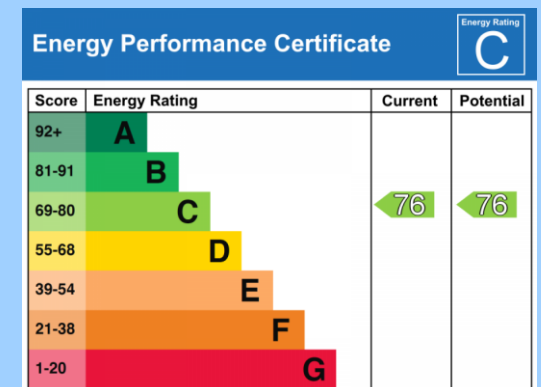


Total area: approx. 28.8 sq. metres (309.7 sq. feet)

- Note 1 - Lease 199 years from January 1986.
 Note 2 - Ground Rent £250 pa.
 Note 3 - Maintenance approx £1,689.68 pa.
 Note 4 - Please note domestic and electrical appliances have not been tested.
 Note 5 - Mains electricity, gas, water and drainage are all connected to the property.
 Note 6 - Council Tax Band B - Mole Valley District Council.
 Note 7 - Price includes fitted carpets, curtains/blinds, utility and kitchen appliances.

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

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