



**3 BEDROOM SPLIT LEVEL
15' RECEPTION, FITTED KITCHEN
165 YEAR LEASE
OFF STREET PARKING**

**RENOVATED THROUGHOUT
LUXURY BATHROOM
OUTSIDE STORAGE/BIKE STORE
NO ONWARD CHAIN**

Christies Residential are pleased to offer for sale this immaculate unusually spacious (913 Sq Ft) 3 bedroom split level apartment. Situated in the centre of Leatherhead within walking distance of the mainline station and just one mile from M25 J9. The property has been refurbished throughout and benefits from: no onward chain, 165 years outstanding on the lease, no set service charge, 15' reception room, fitted kitchen, luxury 4 piece family bathroom, double glazing, gas central heating via radiators, loft space, off street parking for one car. With all the regulations in place and a 'C' rated EPC this is perfect for the investor market or first time buyers.

**26a The Crescent, Leatherhead,
Surrey, KT22 8ED**

**Offers In Excess Of
£ 299,999**

Gas Central Heating Via Radiators
With smart heating controls.

Rewired In Approx 2017/2018

To include hardwired smoke alarms., structured network cabling, blue night -light system & recessed lighting.

New Lockable Fire Doors & Alarm System

Entrance At Rear

Accessed from Church Road. Situated above a locally renowned - restaurant with metal stairs providing access to the front door.

Entrance Hall

Via double glazed door. Lockable storage cupboard.

Bedroom 3

9' 10" X 7' 10" (3.00m X 2.40m)

Double glazed window with fitted roller blinds and curtains. Carpeted. Smoke & carbon monoxide alarms.

Fitted Kitchen

11' 9" X 10' 5" (3.60m X 3.20m)

Double glazed window with fitted Venetian blind. Range of fitted wall & base units with inset stainless steel sink unit. Built in electric oven, microwave, and gas hob with matching cooker hood over. Freestanding washer/dryer, fridge/freezer & slimline dishwasher. Cupboard housing Worcester Bosch boiler. Part tiled walls. Wood effect flooring.

Reception Room

15' 8" X 12' 1" (4.80m X 3.70m)

Two double glazed windows with fitted roller blinds and curtains. Feature Open fireplace. Lockable box cupboard for smart meters. Carpeted.

Second Floor Landing

Lockable storage cupboard. Double glazed flank window with fitted blind and curtains. Carpeted.

Loft Space

Fully insulated and boarded accessed via pull down ladder. (Potential to convert STPP)

Bedroom 1

11' 9" X 10' 5" (3.60m X 3.20m)

Double glazed window with fitted blind and curtains. Carpeted.

Bedroom 2

12' 1" X 8' 6" (3.70m X 2.60m)

Double glazed window with fitted blind and curtains. Carpeted.

Luxury Bathroom

10' 0" X 6' 11" (3.05m X 2.11m)

Obscure double glazed window with fitted blind. Matching white suite comprising: large panel enclosed bath with mixer shower, walk in shower cubicle, pedestal wash hand basin & low level WC. Tiled walls, fitted mirror, shelf & retractable clothesline. Ceramic tiled floor. Heated towel rail. Extractor fan.

Off Street Parking For One Car

At base of staircase.

Exterior Storage/Bike Cupboard

Below the staircase. Lockable. Room for two bikes/buggy



SERVICE CHARGE/BUILDINGS INSURANCE

While there is no ground rent charge, an annual charge is due on 29th September for building insurance which is shared with the property beneath. In 2022, the charge was £423.84. In 2021, the charge was £496.39, £385.82 for 2020.

Local Authority
Mole Valley District Council

Council Tax
Tax Band C

Tenure
Leasehold

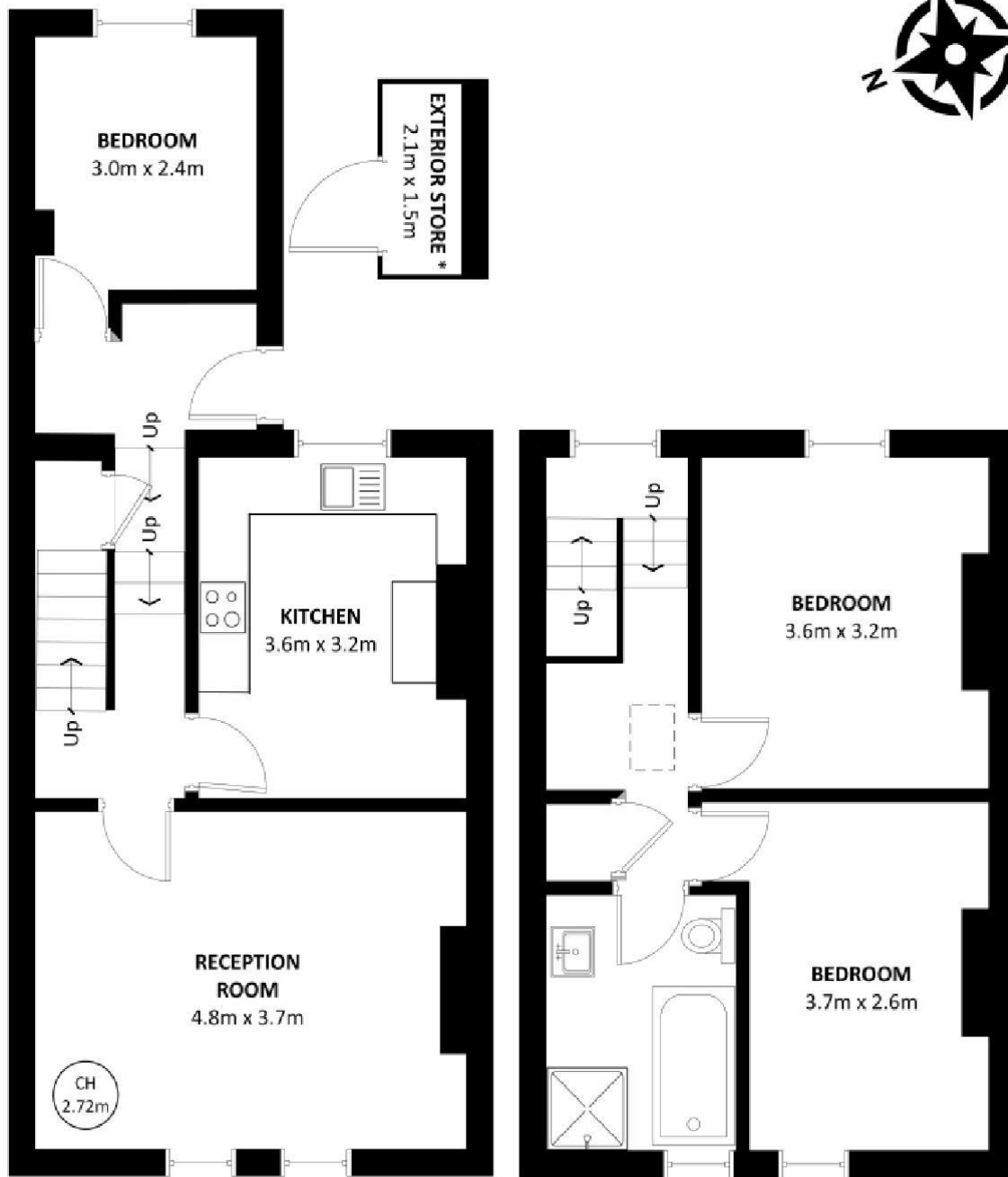
Tenure End
25/03/2188



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	71 → 75		
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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.