



Levett Road, Leatherhead, Surrey, KT22 7EG

**Offers in Excess of
£220,000 Leasehold**

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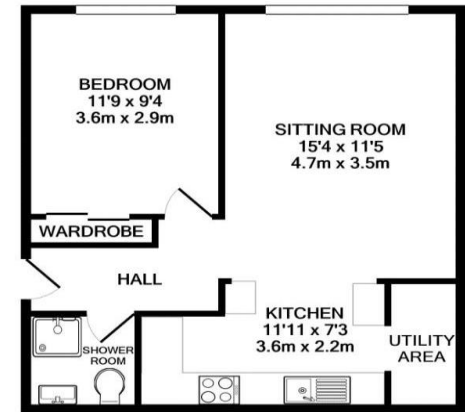
- ONE BEDROOM GROUND FLOOR FLAT (469 sq.ft.)
- LOW SERVICE CHARGES & GROUND RENT
- LIVING/DINING ROOM
- MODERN BATHROOM
- OPEN PLAN KITCHEN
- SEPARATE UTILITY AREA
- AMPLE PARKING
- WALKING DISTANCE TO STATION
- OUTSIDE STORE
- EPC **E** & Council Tax Band **B**

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The Property A spacious (469 sq.ft.) ground floor purpose built flat located close to the entrance of this popular development. The bright accommodation features an open plan layout with polished wood floor and includes a large 15' x 11 lounge/dining room, fitted kitchen with modern shaker style cabinets including built in oven and hob, separate utility area, double bedroom with built-in wardrobes and modern shower room. Externally is a useful store cupboard, communal gardens and ample parking.

Situation Levett Road is conveniently located being within 10 minutes walk from Leatherhead town centre and main line railway station. The M25 is also just a couple of minutes drive away.

Lease 125 years from 1987 (92 Years Unexpired) **Service Charge** £722.12 pa **Ground Rent** £10.00 pa



TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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