


**Kingfisher Close, Leatherhead, Surrey, KT22 7FL**

Asking Price: £330,000

Gascoigne-Pees








SUGAR
COFFEE
TEA

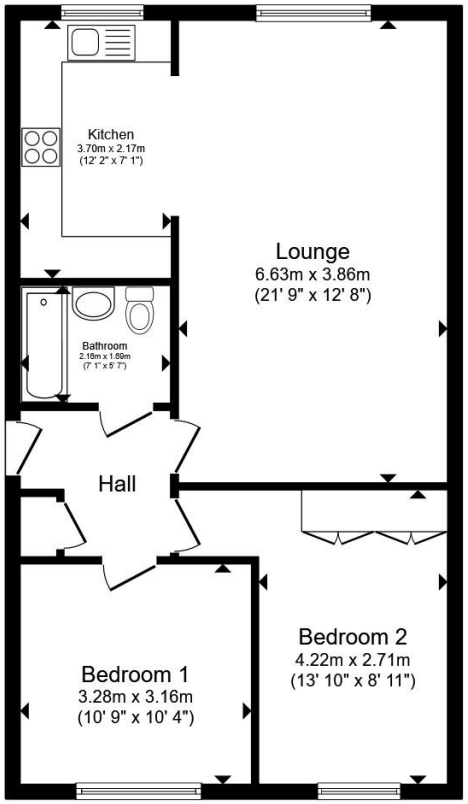




Situated within a secluded private cul-de-sac, this well presented first floor apartment offers modern, spacious living in a highly convenient location, close to both St Andrew's High School and St Peter's Catholic Primary School.
Accessed via a secure entry phone system, the property welcomes you into a generous entrance hall with a useful storage cupboard. The heart of the home is the bright and spacious open-plan living, dining and kitchen area, providing the perfect space for both everyday living and entertaining guests. The stylish kitchen, installed in 2010, features a range of wall and base units with worktops over, integrated appliances and practical tiled flooring. The living and dining area is equally impressive, offering ample space and attractive wood-effect flooring throughout.
There are two well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes providing excellent storage. The bedrooms are served by a modern family bathroom comprising a bath with shower over, vanity wash hand basin and partially tiled walls.
Further benefits include a recently installed boiler (approximately two years old and still benefiting from a five year warranty), solar panels and BT Fibre broadband.
Externally, there is an allocated parking space, visitor parking and a useful outside storage cupboard.








Total floor area 67.1 m² (722 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£1,308**

Years Left on Lease: **111**

Ground Rent: **£300**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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