





OVERSLEA LODGE DAYMERSLEA RIDGE LEATHERHEAD, KT22 8RX

Luxury First Floor Apartment

**Situated within A Few Minutes' Walk of the
Town Centre**

Very Spacious Accommodation

**102 Year Unexpired Lease • Lift Service
Principal Bedroom with En-Suite Shower Room
Second Double Bedroom • Luxury Bathroom
Spacious Lounge with Attractive Bay Window
Kitchen/Breakfast Room with Integrated Appliances
Entrance Hall • Communal Garden
Gas Central Heating To Radiators
Allocated Parking & Visitor Parking**



The property is a LUXURY FIRST FLOOR APARTMENT built in 2001 and situated within walking distance of Leatherhead town centre and main line station. There are also main routes located nearby which serve Epsom (408 & 21), Dorking/Kingston (465) and Guildford (479). The property is finished to a high specification and the accommodation comprises two double bedrooms both with built in wardrobes, en suite shower room, luxury main bathroom, welcoming reception hall and kitchen/breakfast room with integrated appliances. The lounge/dining room is particularly spacious with an attractive bay window and the apartment benefits further from gas central heating to radiators and outside an allocated parking space and visitor parking.

FIRST FLOOR

ENTRANCE HALL

With entry phone, built in storage cupboard partly shelved with light, covered ceiling, built in airing cupboard housing gas fired boiler for central heating and domestic hot water, slatted shelves, light.

KITCHEN/BREAKFAST ROOM 7'4" × 9'7" (2.24m × 2.92m)

Fitted with an excellent range of light wood effect wall and floor units having contrasting work surfaces, inset one & half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel Neff oven and grill, inset Ariston 4 ring gas hob with stainless steel chimney extractor hood above, integrated fridge/freezer, fitted washing machine, integrated dishwasher, ceramic tiled floor, covered ceiling, space for table, part tiled walls, window.

LIVING ROOM 11'11" × 22'5" (3.63m × 6.83m)

Into attractive bay window, two radiators, covered ceiling.

PRINCIPAL BEDROOM 10'3" × 12'7" (3.12m × 3.84m)

Radiator, built in double wardrobe, covered ceiling.

EN-SUITE SHOWER ROOM

White suite comprising fully tiled wide shower cubicle, glazed screen and sliding door, thermostatic shower, low level w.c. , pedestal wash hand basin, fitted mirror, recessed ceiling lights, heated towel rail, part tiled walls,

BEDROOM 2 10'4" × 12' (3.15m × 3.66m)

Radiator, built in double wardrobe, covered ceiling.

LUXURY BATHROOM 6'6" × 7'6" (1.98m × 2.29m)

White suite comprising panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, fitted mirror, shaver point, recessed ceiling lights, heated towel rail, fully tiled walls, extractor fan.

OUTSIDE

COMMUNAL GARDEN

Mainly laid to lawn with mature evergreens and trees.

PARKING SPACE

Allocated parking space.

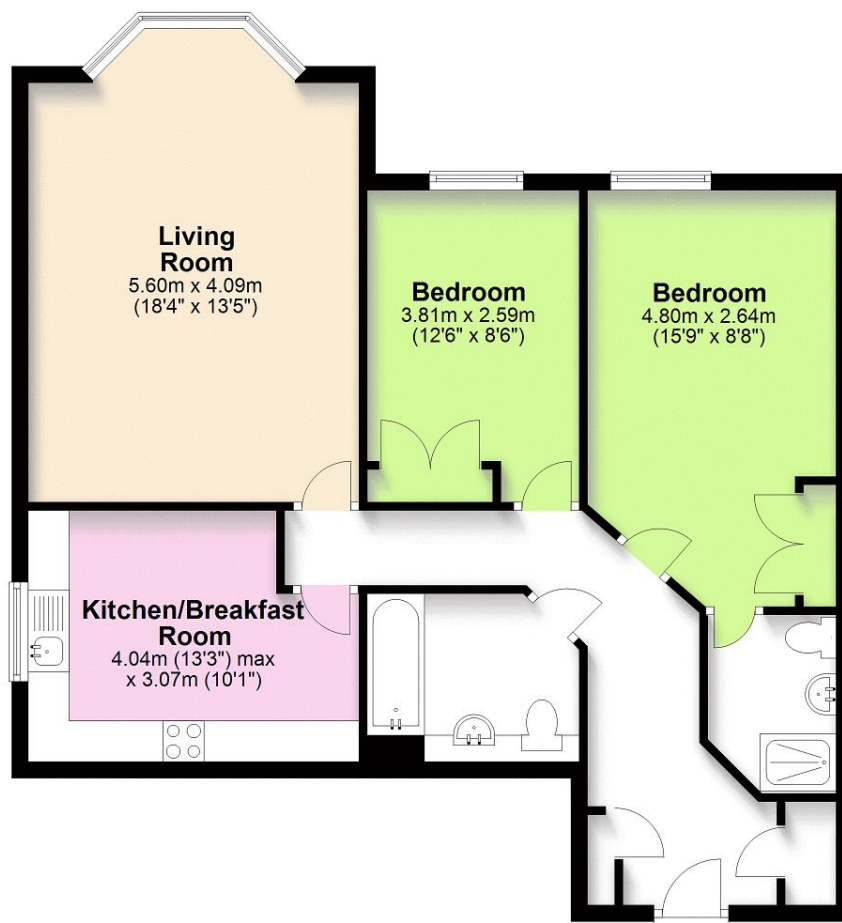
VISITOR PARKING

Ample visitor parking bays.



First Floor Flat

Approx. 78.3 sq. metres (842.5 sq. feet)



Total area: approx. 78.3 sq. metres (842.5 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

- Note 1 - Lease 125 years from June 2001.
- Note 2 - Ground Rent approx. £339 pa.
- Note 3 - Maintenance approx. £2050 pa, payable every six months.
- N.B. We understand the maintenance charge should reduce in the future as the residents will be taking a more active role and there will be no managing agents' fee.
- Note 4 - Please note domestic and electrical appliances have not been tested.
- Note 5 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 6 - Mole Valley District Council Band E.

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

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| Energy Performance Certificate | | Energy Rating B | |
|--------------------------------|---------------|------------------------|-----------|
| Score | Energy Rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | 81 | 82 |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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