

HUGGINS EDWARDS & SHARP

TYRELL HOUSE, LEATHERHEAD, KT22 7FW £215,000 LEASEHOLD





TYRELL HOUSE, CHALLENGE COURT LEATHERHEAD, KT22 7FW

A Modern First Floor Apartment Walking Distance of Town & Station Excellent Decorative Order

115 Year Lease Unexpired No Ongoing Chain • Double Bedroom Modern Bathroom • Entrance Hall Kitchen/Living Room Integrated Appliances Gas Central Heating To Radiators Allocated Parking Space

A MODERN FIRST FLOOR APARTMENT situated in a convenient location within easy reach of junction 9 of the M25 and walking distance of Leatherhead Main Line Station and the Town Centre. The accommodation is presented in excellent decorative order with views over adjacent countryside and features a modern fitted kitchen with integrated appliances including oven, hob, fridge/freezer, washing machine and dishwasher. There is a good size double bedroom and lounge, both with large picture windows and enjoying countryside views. Outside is an allocated parking space and the property benefits from gas central heating to radiators, long lease (115 years unexpired) and no ongoing chain. An internal inspection is highly recommended.

GROUND FLOOR

COMMUNAL ENTRANCE Security entry phone, stairs rise to first floor.

FIRST FLOOR

ENTRANCE HALL

Front door, recessed ceiling lights, smoke detector, consumer unit, laminate floor, heating thermostat control, door to:

KITCHEN/LIVING ROOM 21' × 8'6" (6.40m × 2.59m) fitted with an excellent range of high gloss wall and floor units featuring stainless steel bar handles, contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in electric oven & grill, inset ceramic 4-ring hob, stainless steel chimney style extractor hood/light above, integrated fridge/freezer, integrated dishwasher, integrated washing machine, part tiled walls, recessed ceiling lights, laminate floor, opening to lounge, radiator, tall storage cupboard housing wall mounted Worcester gas fired combination boiler for central heating and domestic hot water, large picture windows, views overlooking countryside.

BEDROOM 1 $17'9" \times 9' (5.41m \times 2.74m)$ radiator, recessed ceiling lights, bay window, views over adjacent countryside.

MODERN BATHROOM

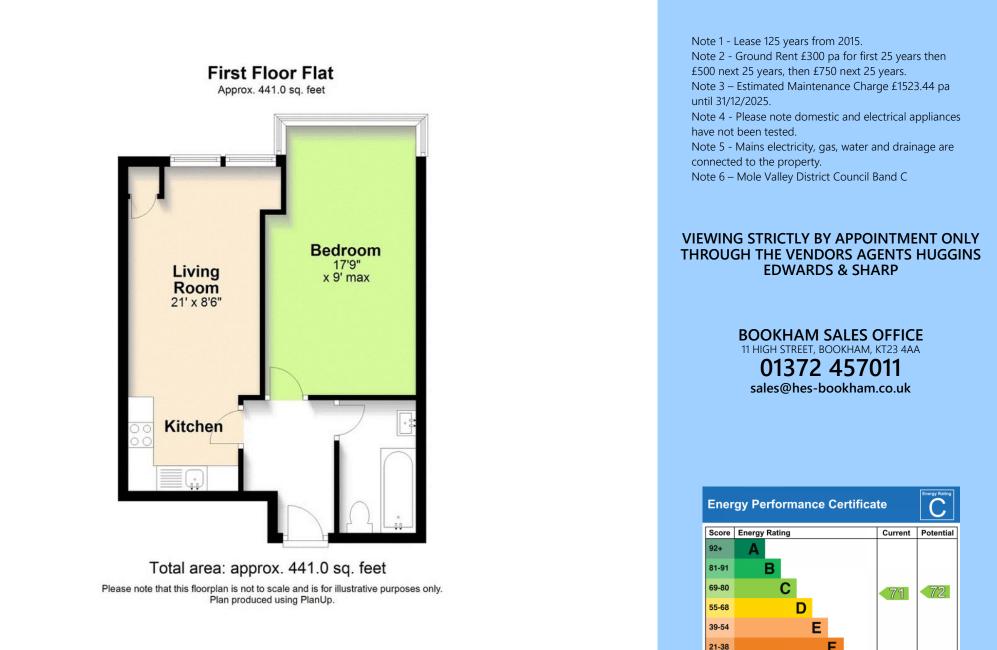
white suite comprising panel enclosed bath with mixer tap and shower attachment, glazed shower screen, vanity unit, wash hand basin, mixer tap, low level w.c., vinyl floor, part tiled walls, recessed ceiling lights, extractor fan, chrome heated towel rail.

OUTSIDE

PARKING Allocated parking space situated nearby.









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