



Flat 10 Fountain House, Cleeve Road,  
Leatherhead, Surrey, KT22 7LX

£235,000 Leasehold

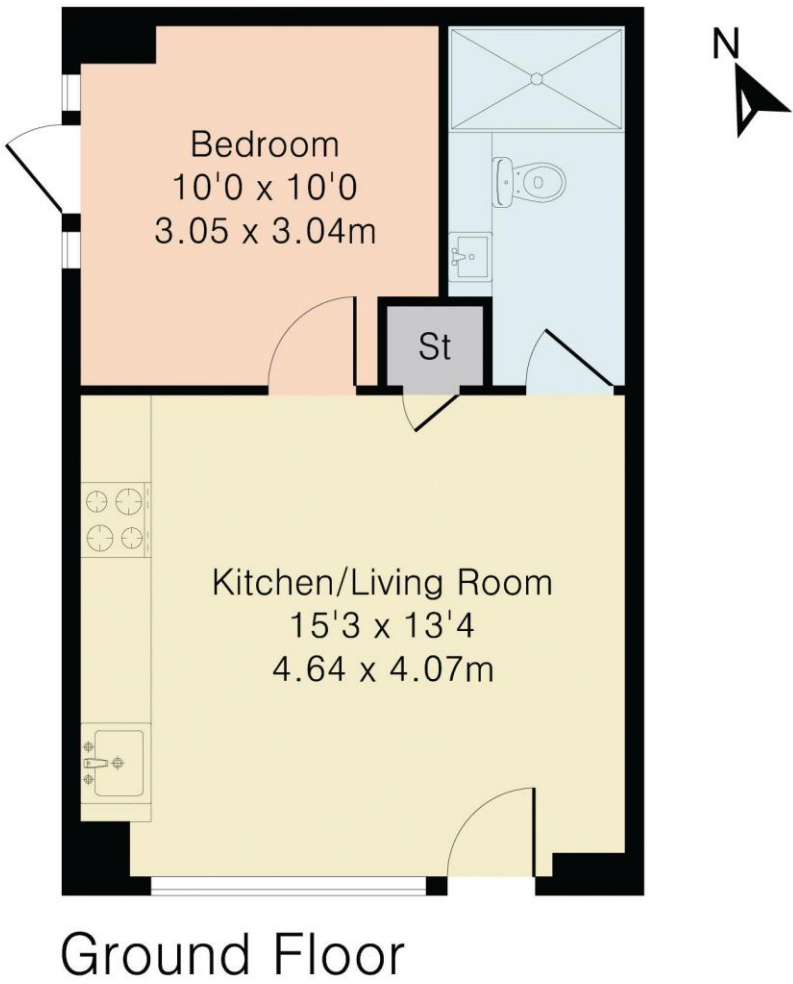
Approximate Gross Internal Area 359 sq ft - 33 sq m

Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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An extremely well presented 1 bedroom ground floor apartment offering a private garden and situated within easy reach of Leatherhead town centre and train station.

**THE PROPERTY**

Originally constructed in 2020 this popular style of ground floor apartment provides light, bright and stylish accommodation. Currently this consists of an open plan living room/kitchen with the latter providing a good range of matching eye and base level units together with ample work surfaces, separate double bedroom with patio doors to private garden and a modern shower room. Other benefits include a good size private Astroturf garden, small patio area, outside lighting and off street parking for 1 vehicle.

Lease: 97 Years Remaining  
Maintenance: £1,178.80 PA



**SITUATION**

The property is located within easy reach of Leatherhead town centre which provides a comprehensive range of amenities to include supermarkets, theatre/cinema, private members Nutfield health club, doctors and dentist surgeries and a leisure centre. Also within easy reach is Leatherhead train station which offers a commuter service into London Waterloo, Victoria and London Bridge. The M25 can be reached at junction 9 giving good motorway access to both Heathrow and Gatwick airports. Surrounding the town is some delightful countryside much of which is National Trust owned.

