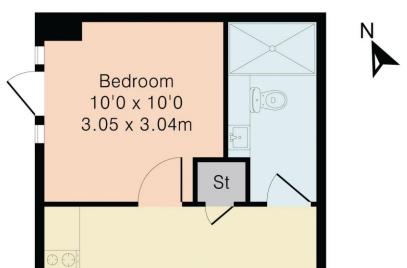
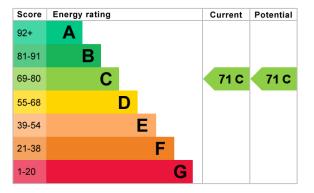


## Approximate Gross Internal Area 359 sq ft - 33 sq m



**Local Authority** Mole Valley District Council Tel: 01306 885001 Council Tax Band: B







Ground Floor



Bookham Office Rayleigh House 32 High Street Great Bookham Tel: 01372 450255 Email: bookhamoffice@henshaws.net

Ref: 12.24.4109

# www.henshaws.net

**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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

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.











