



Cleeve Court, Leatherhead

£1,275 PCM



- AVAILABLE NOW
- ONE BEDROOM GROUND FLOOR
- MODERN KITCHEN WITH APPLIANCES
- ELECTRIC HEATING
- WALKING DISTANCE TO LEATHERHEAD TOWN CENTRE
- UNFURNISHED
- OPEN PLAN KITCHEN / LIVING AREA
- MODERN BATHROOM
- ALLOCATED PARKING
- CLOSE TO MAINLINE STATION

Description

Front door - leading into Hallway with storage cupboard

Open Plan Kitchen/Living Room - providing a range of wall and base units with granite worktops, electric oven and hob with extractor fan over hob, fridge/freezer, washing machine. Wood flooring throughout

Bedroom - wood flooring and offering built in storage

Bathroom - modern white suite with tiled flooring, sink, WC, heated towel rail and bath with shower overhead

Parking - included

Situation

Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

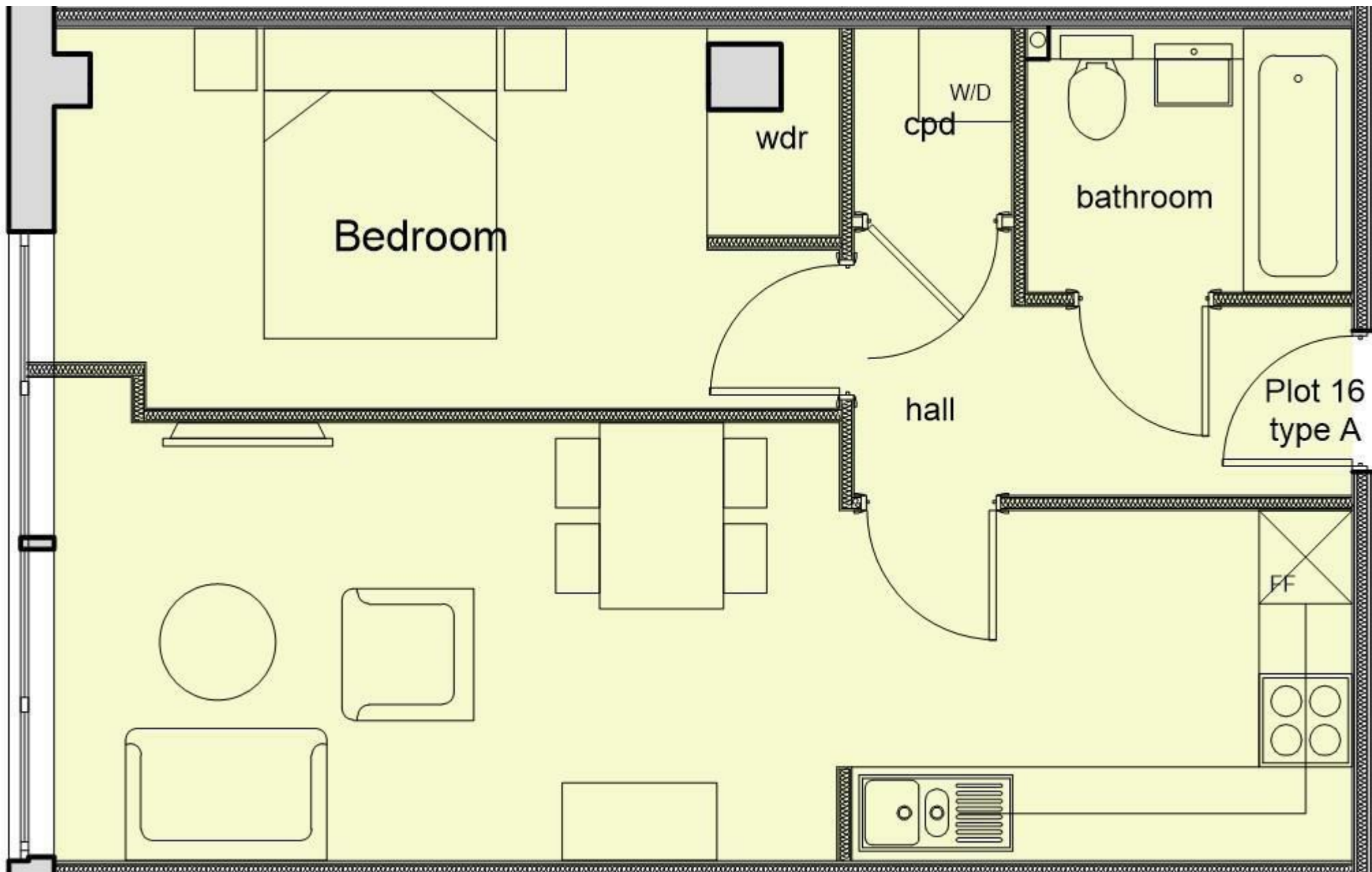
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Epsom Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

EPC Rating

D





1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360444 **Email:** lettings@patrickgardner.com
<https://www.patrickgardner.com/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**patrick
gardner**
LETTINGS