



Montague House, Leatherhead, KT22 8DW

£1300 per calendar month



- AVAILABLE EARLY MAY
- 1 BEDROOM GROUND FLOOR APARTMENT
- PRIVATE GARDEN
- MODERN BATHROOM WITH WALK IN SHOWER UNIT
- WALKING DISTANCE OF MAIN LINE STATION
- UNFURNISHED
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LARGE DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- ONE ALLOCATED PARKING SPACE

Description

A very well presented, one bedroom ground floor apartment located in the town centre within walking distance of Leatherhead main line station. Including a modern fitted kitchen with integrated appliances the property also benefits from one allocated parking space and private garden.

Living/Dining Room - open plan living/dining area with inclusive of a storage cupboard and airing cupboard.

Kitchen - with a range of wall and base units, gas cooker, free standing fridge/freezer and washing machine.

Bedroom - large double bedroom.

Shower Room - with basin, W.C and walk in shower.

Garden - use of the private garden leading on from the living/dining room.

Allocated parking space.

EPC Rating - C.

Council Tax Band - C.

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.

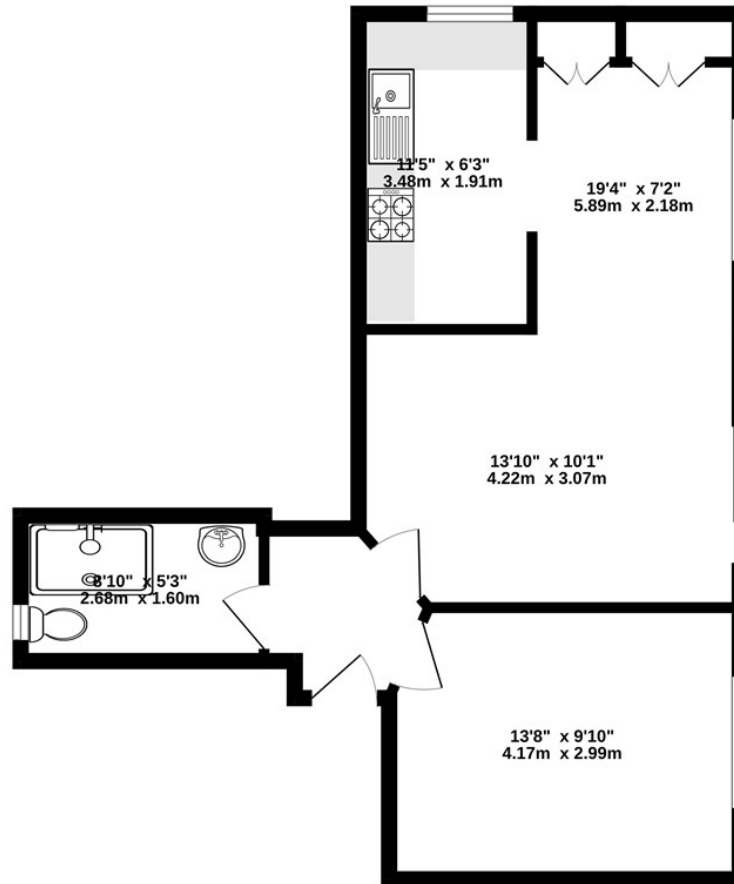
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

EPC Rating C

Council Tax Band C



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360444 **Email:** lettings@patrickgardner.com
<https://www.patrickgardner.com/>

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