



Park View Road, Leatherhead, KT22 7GD

£1,150 PCM



- AVAILABLE JUNE
- MODERN ONE BEDROOM FLAT
- WALKING DISTANCE TO TRAIN STATION & AMENITIES
- OPEN PLAN KITCHEN/LIVING AREA
- COMMUNAL GROUNDS & CYCLE STORAGE
- UNFURNISHED
- GROUND FLOOR
- GAS CENTRAL HEATING
- PATIO AREA
- ALLOCATED PARKING SPACE

## Description

A modern one bedroom, ground floor apartment conveniently located within walking distance of Leatherhead train station and town centre. The property includes an open plan kitchen/living area leading to a small outside patio, double bedroom, gas central heating and allocated parking.

Entrance Hall - including large storage space and airing cupboard

Kitchen/Living Area - dual aspect room with storage cupboard and glazed door to small patio area

Kitchen - range of wall and base fitted units and integrated appliances

Bedroom - Double room

Bathroom - modern white bathroom suite including basin, W.C and bath with shower

Allocated Parking



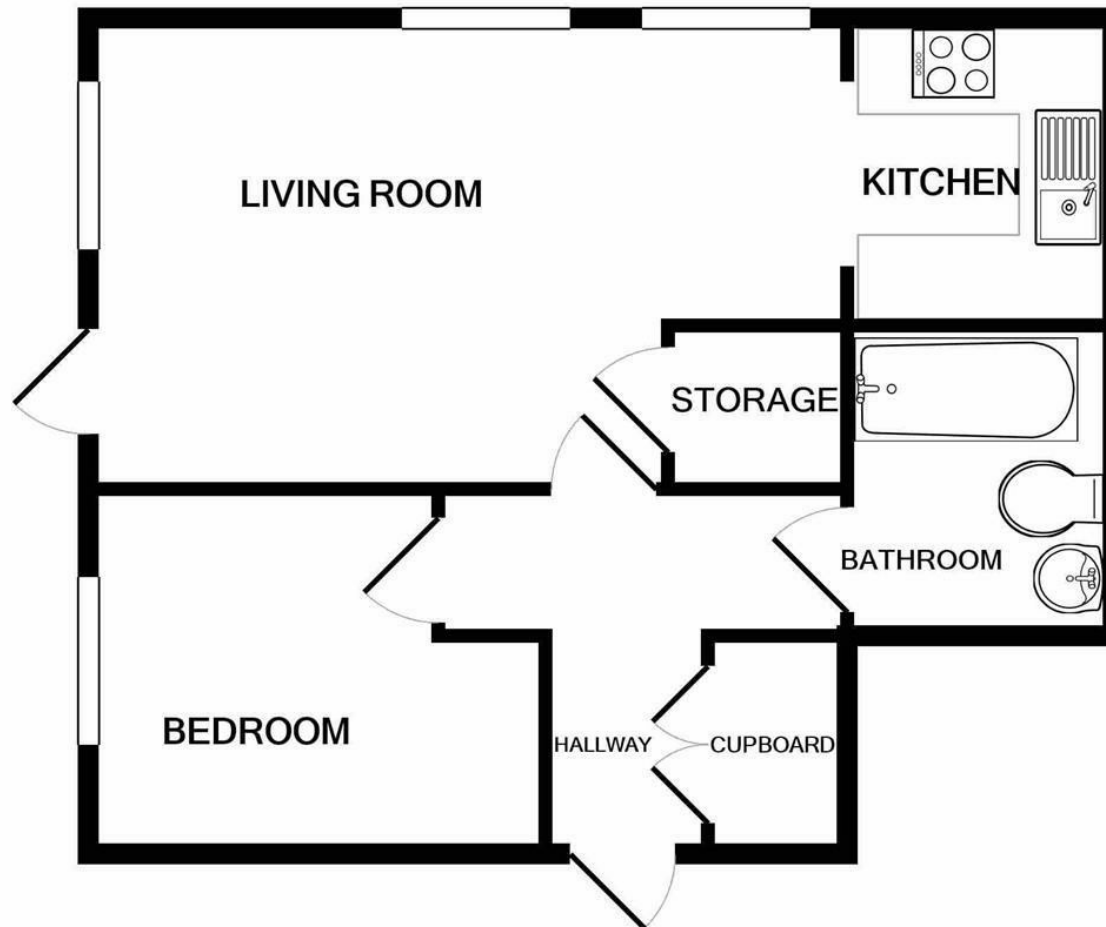
## Situation

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	C
Council Tax Band	C



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