



 **patrick  
gardner**  
LETTINGS

3 Old School Court Poplar Road, Leatherhead, Surrey, KT22 8SN

£1,650 PCM





- AVAILABLE EARLY JULY 2025
- SPACIOUS SPLIT LEVEL TWO BEDROOM APARTMENT
- LOCATED IN A QUIET RESIDENTIAL ROAD
- WHITE BATHROOM SUITE
- TWO ALLOCATED PARKING SPACES
- UNFURNISHED
- FORMING PART OF A SCHOOL BUILDING CONVERSION
- OPEN PLAN LIVING / DINING AREA
- GAS CENTRAL HEATING
- WITHIN A SHORT WALK OF THE TOWN CENTRE AND STATION

## Description

A spacious split level, two bedroom apartment forming part of a school conversion and located in the conservation area of Leatherhead. Inclusive of open plan kitchen/living, modern fitted kitchen, bathroom and two bedrooms, The property is conveniently located within walking distance of Leatherhead town centre and close to the main line station. Two parking spaces included.

Open Plan Kitchen/Living Area - with wood effect laminate flooring and gas fire

Kitchen - modern fitted kitchen with fitted units and black work top surfaces

Bedroom - inclusive of ample wardrobe and cupboard space

Bedroom 2 - double bedroom

Bathroom - white fitted bathroom suite

Two Allocated Parking Spaces

Council Tax Band - D

## Situation

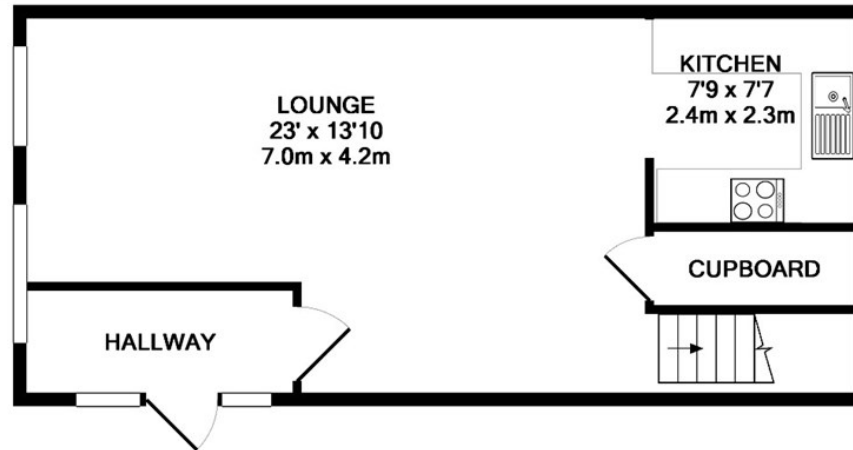
Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

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.

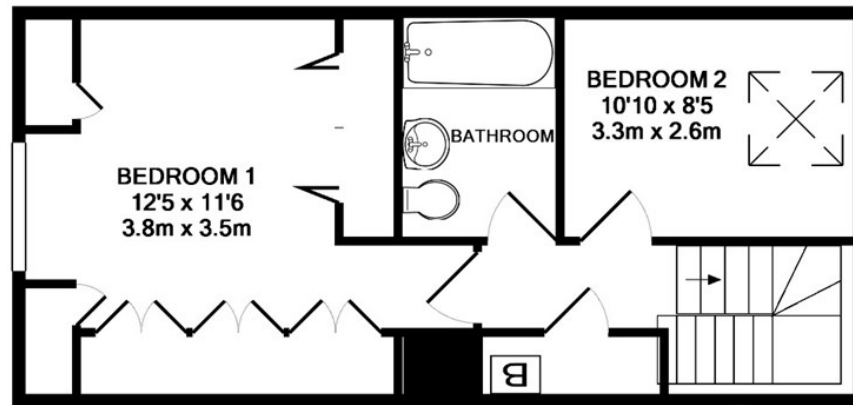
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Epsom Derby horse race) is within 15 minutes drive and Headley Heath is just 10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

Tenure	D
EPC	D
Council Tax Band	Add text here
Lease	Add text here
Service Charge	Add text here
Ground Rent	





GROUND FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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