



 **patrick
gardner**
LETTINGS

CHALLENGE COURT, LEATHERHEAD, KT22 7GS

£1,650 PCM



- AVAILABLE MID-JUNE
- SECOND FLOOR TWO BEDROOM APARTMENT
- UNDERFLOOR HEATING
- KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING
- UNFURNISHED
- TWO BATHROOMS
- HIGH CEILINGS
- OPEN PLAN KITCHEN / LIVING AREA
- CLOSE TO LEATHERHEAD TOWN CENTRE AND MAIN LINE STATION

Description

Finished to a high specification, this contemporary two bedroom, two bathroom, second floor apartment offers generous amounts of space throughout and is within close proximity to Leatherhead town centre and main line station. The property further benefits from underfloor heating, open-plan kitchen/living area, modern kitchen and allocated parking.

Front Door To Hallway - with storage cupboard/cloakroom housing boiler

Kitchen - contemporary fitted kitchen with integrated appliances

Living Area - double aspect room with laminate wood flooring and contemporary fittings

Bedroom 1- double room with neutral décor

En-Suite - contemporary bathroom suite with separate shower cubicle

Bedroom 2 - double bedroom with neutral décor

Bathroom - contemporary bathroom suite with shower over bath

Council Tax Band - D

EPC Rating - B



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.

Council Tax Band D
EPC B

Second Floor

Approx. 68.9 sq. metres (741.9 sq. feet)



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.