



Fairfield Court, Linden Road, Leatherhead, KT22 7JF

£1,100 Per Month





- 1 BEDROOM APARTMENT
- FURNISHED
- OPEN PLAN KITCHEN/LIVING
- EN-SUITE
- WALKING DISTANCE TO TOWN CENTRE
- GROUND FLOOR
- AVAILABLE IMMEDIATELY
- DOUBLE BEDROOM
- ALLOCATED PARKING
- WALKING DISTANCE TO MAINLINE STATION

## Description

This modern one bedroom ground floor apartment is set in an ideal location between the town centre and mainline railway station making this an ideal move for a couple or single occupant.

The accommodation comprises hallway with a cupboard for coats, modern open plan kitchen with built-in oven and microwave, living area and door leading to double bedroom with an en-suite shower room. Allocated parking also included.

Fairfield Court is within walking distance of Leatherhead town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station.

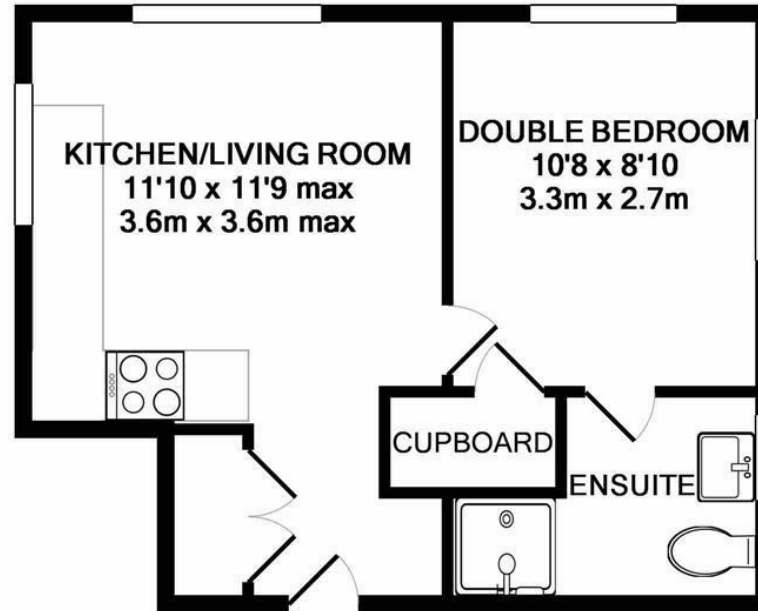
## Situation

Leatherhead's mainline railway station offers access to Waterloo & Victoria and access south to Guildford & Dorking. M25 provides access to the motorway, Heathrow and Gatwick.

The area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.

EPC	D
Council Tax Band	B





**TOTAL APPROX. FLOOR AREA 321 SQ.FT. (29.8 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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