



14 Cedar House, Park View Road, Leatherhead, Surrey, KT22 7GB

£1,600 PCM



- AVAILABLE 14TH JULY
- TOP FLOOR APARTMENT
- LOCATED WITHIN A CONTEMPORARY DEVELOPMENT
- DOUBLE GLAZING
- ALLOCATED PARKING AND BICYCLE STORAGE
- UNFURNISHED
- TWO BEDROOMS/TWO BATHROOMS
- GAS CENTRAL HEATING
- BALCONY
- WITHIN WALKING DISTANCE OF TOWN CENTRE AND STATION

## Description

A modern two bedroom, two bathroom top floor apartment, situated in a contemporary development within walking distance of Leatherhead town centre and mainline station. The property benefits from high ceilings throughout, balcony and allocated parking.

## Situation

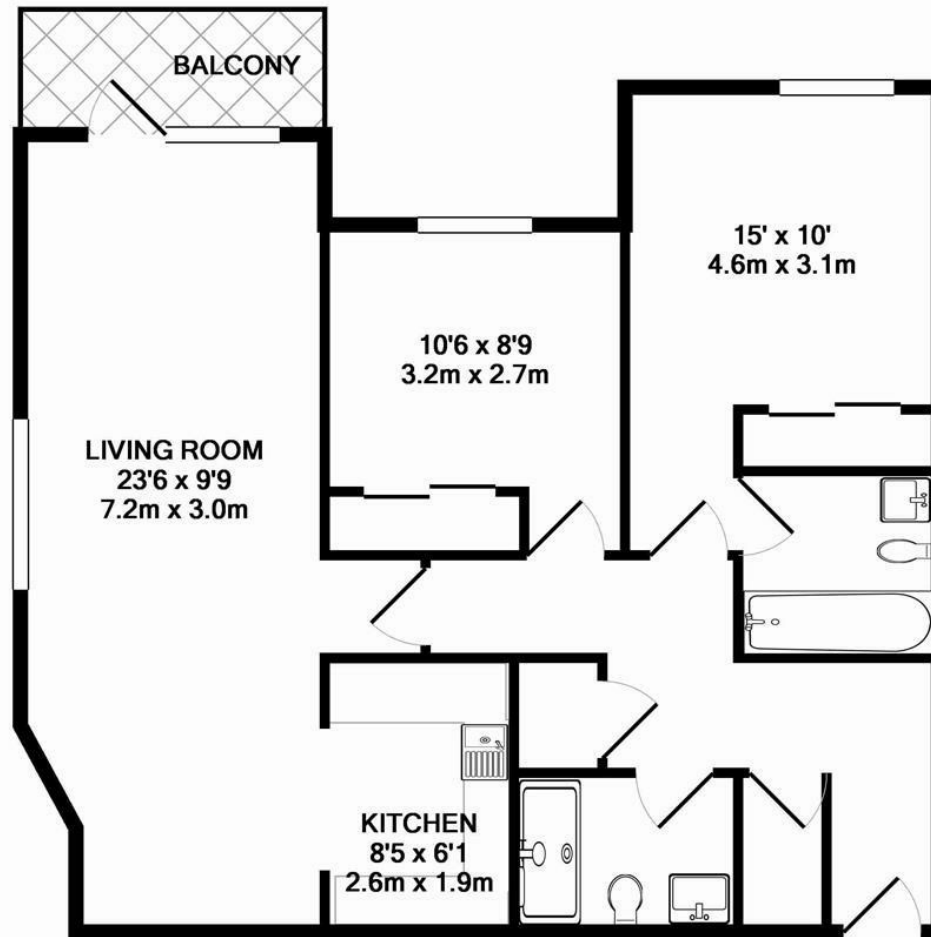
Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

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





TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 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

Made with Metropix ©2016

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360444 **Email:** [lettings@patrickgardner.com](mailto: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.

**patrick  
gardner**  
 LETTINGS