



 **patrick
gardner**
LETTINGS

Park View Road, Leatherhead, KT22 7GD

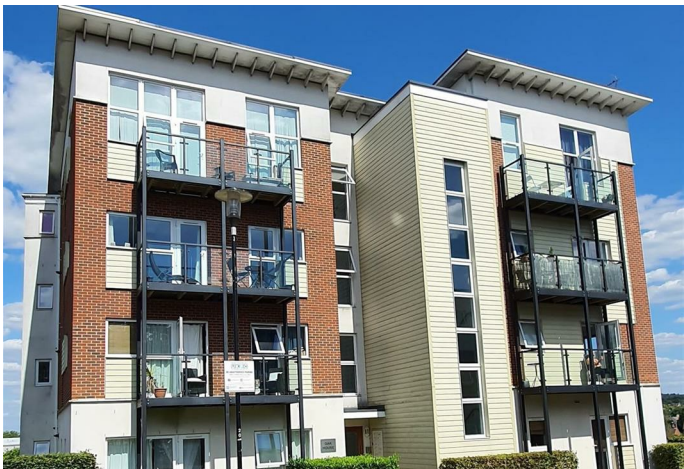
£1,200 PCM



- AVAILABLE 11TH APRIL
- MODERN ONE BEDROOM APARTMENT
- WALKING DISTANCE TO TRAIN STATION & AMENITIES
- OPEN PLAN KITCHEN/LIVING AREA
- COMMUNAL GROUNDS & CYCLE STORAGE
- UNFURNISHED
- GROUND FLOOR
- ALLOCATED PARKING FOR ONE VEHICLE
- PATIO AREA
- WALKING DISTANCE TO LEATHERHEAD STATION

Description

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



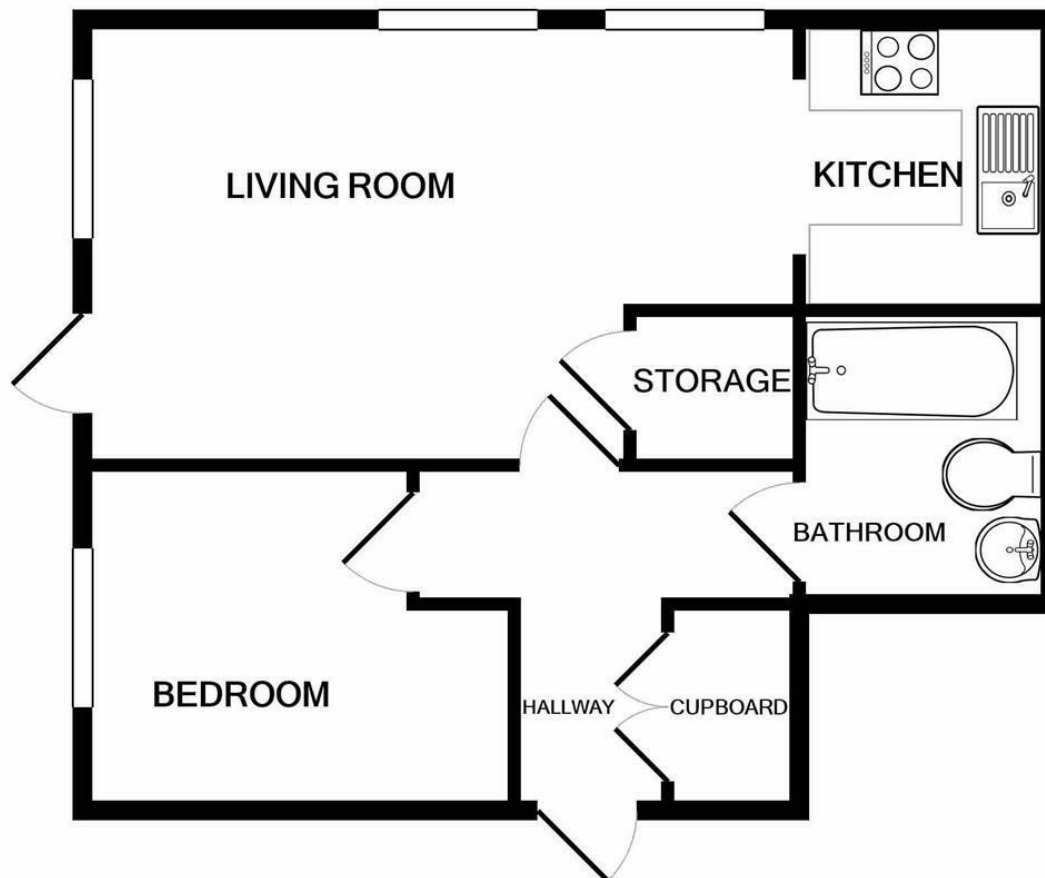
Situation

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.

EPC	C
Council Tax Band	C



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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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360444 **Email:** lettings@patrickgardner.com
<https://www.patrickgardner.com/>

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