



Victoria House Epsom Road, Leatherhead KT22 8TB

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# Victoria House Epsom Road Leatherhead KT22 8TB

*This exceptional first-floor apartment offers two generous double bedrooms and a modern finish throughout. Ideally positioned in the heart of Leatherhead, it is just moments from shops, cafes, popular restaurants, and only 0.7 miles from the mainline station. The property features two well-appointed bathrooms, a bright and spacious dual-aspect living area, and the added convenience of lift access and secure underground parking.*

Luxury First Floor Apartment

Spacious & Bright Accommodation

Two Double Bedrooms

Two Bathrooms

Secure Underground Parking

Communal Gardens

Long Lease

Close to Station & Town

Lift Access

EPC Rating: C





Step inside this beautifully presented apartment and you are welcomed by a bright and modern hallway with ample storage. The impressive double-aspect living and dining room is filled with natural light, creating a warm and inviting space for relaxing or entertaining.

The contemporary kitchen is thoughtfully designed, offering generous storage, granite worktops and high-quality integrated appliances.

This well-located home features two generous double bedrooms, each benefiting from fitted wardrobes. The primary bedroom enjoys the added luxury of a modern en-suite shower room, while there is a separate spacious family bathroom.

Additional highlights include lift access, secure underground parking, access to charming communal gardens, and a long lease.

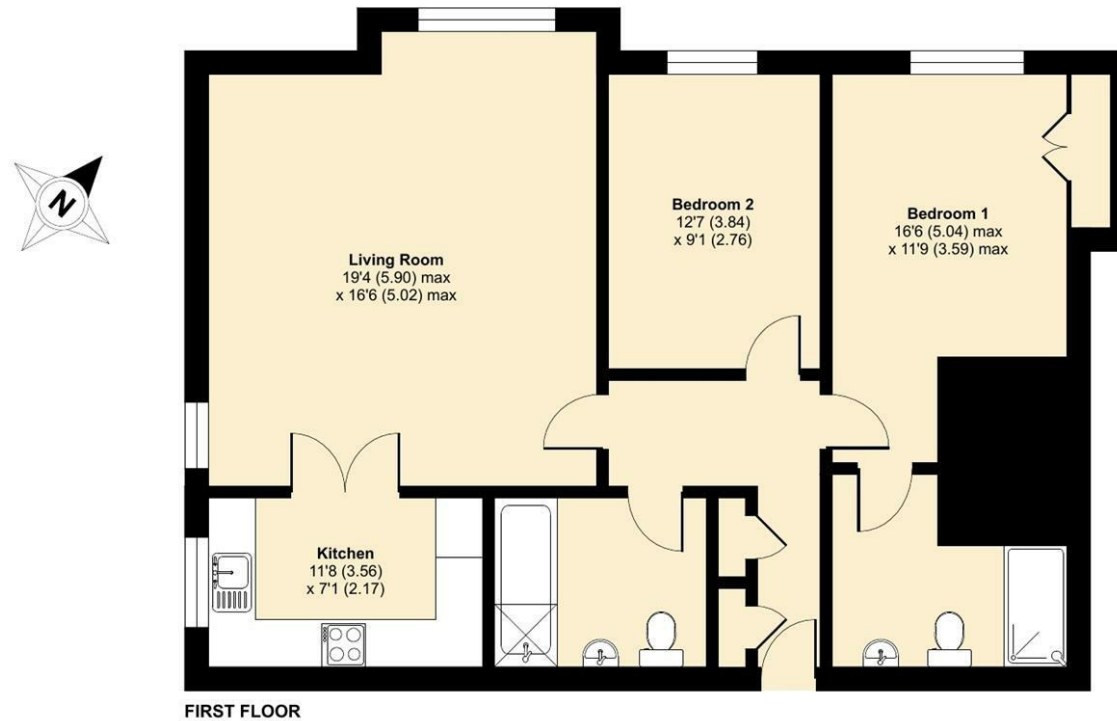
With its superb presentation, desirable layout and excellent location, this property would make an outstanding home or investment opportunity. Early viewings are highly recommended.



## Epsom Road, Leatherhead KT22

Approximate Area = 903 sq ft / 83.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for V&H Homes. REF: 1414632



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