



**patrick
gardner**
RESIDENTIAL

Flat 8, Cedar House Park View Road, Leatherhead, Surrey, KT22
7GB

Price Guide £235,000



- DELIGHTFUL FIRST FLOOR APARTMENT (131 • ONE DOUBLE BEDROOM
yr lease)
- OPEN PLAN SITTING/DINING ROOM
- 12' SOUTH WEST BALCONY
- LOVELY ORDER THROUGHOUT
- 540 SQ.FT.
- KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING
- SHORT WALK TO STATION
- NO CHAIN

Description

This well appointed and spacious (540 sq.ft.) first floor one bedroom apartment is situated in a purpose built block being within walking distance of the main line railway station.

Immaculately present throughout, the apartment features 12' balcony with sunny South Westerly aspect, fitted kitchen with integrated appliances and superb overall open plan living area of 24'9' x 12'1". There is a hall with large double coats cupboard, double bedroom and a bathroom.

Outside, the grounds are well maintained, covered cycle racks, allocated and visitor parking permit parking.

Tenure	Leasehold
EPC	B
Council Tax Band	C
Lease	150 years from 1 February 2006
Service Charge	£2,284.20 pa 1/10/25 - 31/9/26
Ground Rent	£200.00 pa (reviewed every 21 years)

Situation

The property is situated within 10 minutes of the mainline railway station with frequent services to London West End via Waterloo and Victoria. Leatherhead High Street offers there lovely boutique coffee shops and restaurants, proximity to Boxhill and the abundance of cycle routes as well as Surrey Hills (ANOB) and the River Mole for country walks. There is also a Waitrose, Theatre, Gyms and a Library.

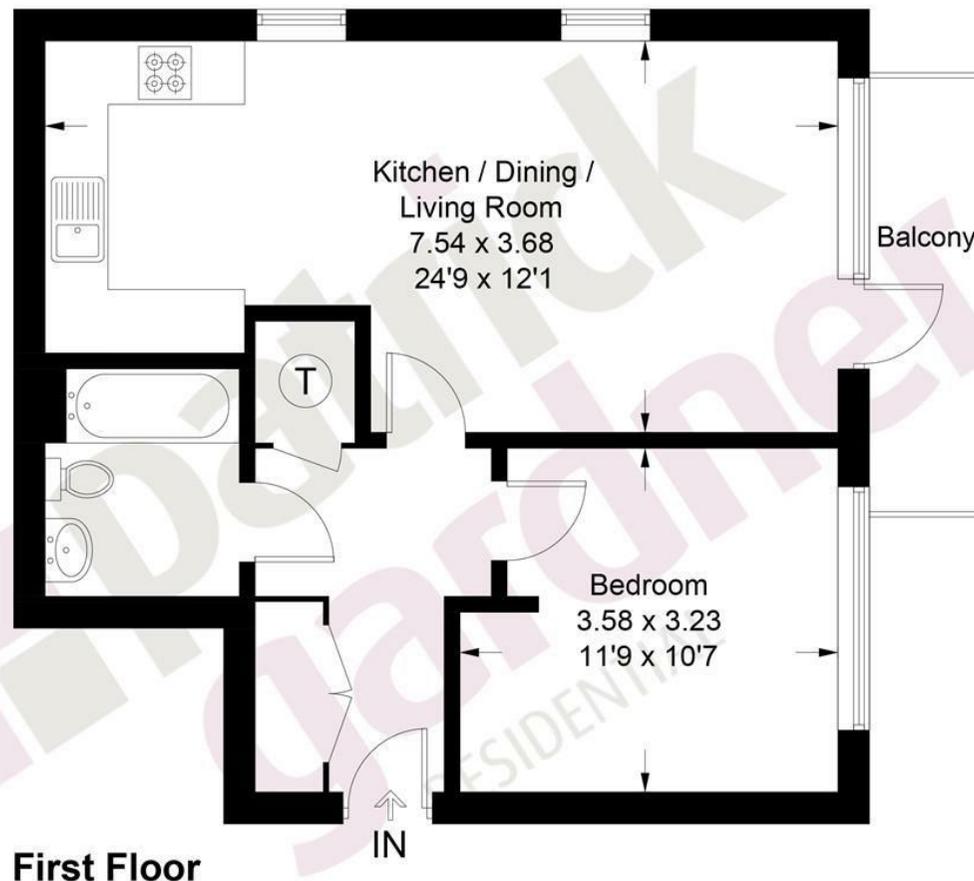
Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsend Prep School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts Farm, Denbies Wine Estate and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 50.2 sq m / 540 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1242567)

www.bagshawandhardy.com © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 Email: leatherhead@patrickgardner.com
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.

