



19 Fountain House Cleeve Road, Leatherhead, KT22 7LX

Price Guide £205,000



- MODERN APARTMENT - NO CHAIN
- ONE DOUBLE BEDROOM
- FITTED BLUETOOTH SPEAKER (LITHE AUDIO)
- ALLOCATED PARKING
- MODERN BATHROOM SUITE
- FITTED KITCHEN
- ELECTRIC HEATING
- WOOD EFFECT PARQUET FLOOR
- 0.5 MILES TO TRAIN STATION
- CLOSE TO TOWN CENTRE

Description

A beautifully presented one-bedroom apartment, built in 2021, offering stylish and contemporary accommodation throughout.

The property features a bright and spacious open-plan living area with large windows allowing an abundance of natural light to flood the room. The modern fitted kitchen is equipped with a range of integrated Bosch appliances, including a fridge, oven and hob, and is complemented by a breakfast bar, perfect for casual dining.

The generous double bedroom also benefits from large windows, creating a light and airy feel, while the contemporary shower room is fitted with a modern white suite. Wood-effect parquet flooring throughout the kitchen/living room adds a touch of character and complements the apartment's modern finish.

Other features include electric heaters controlled by the 'Adax app', a built in Bluetooth ceiling speaker in the living room (Lithe Audio) and video entry phone system.

Finished to a high standard and ready to move straight into, this superb apartment is ideally suited to first-time buyers, professionals and investors alike.

Situation

The property is conveniently situated about 15 minutes walk from Leatherhead town centre where there are a wide range of coffee shops, restaurants, Waitrose Local, Theatre, Gyms and Library.

Just 10 minutes' walk from the main line railway station with fast and frequent services to London Waterloo and Victoria. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Also within close proximity to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks.

Tenure

Leasehold

EPC

D

Council Tax Band

B

Lease

124 years remaining (130 years from 01/01/21)

Service Charge

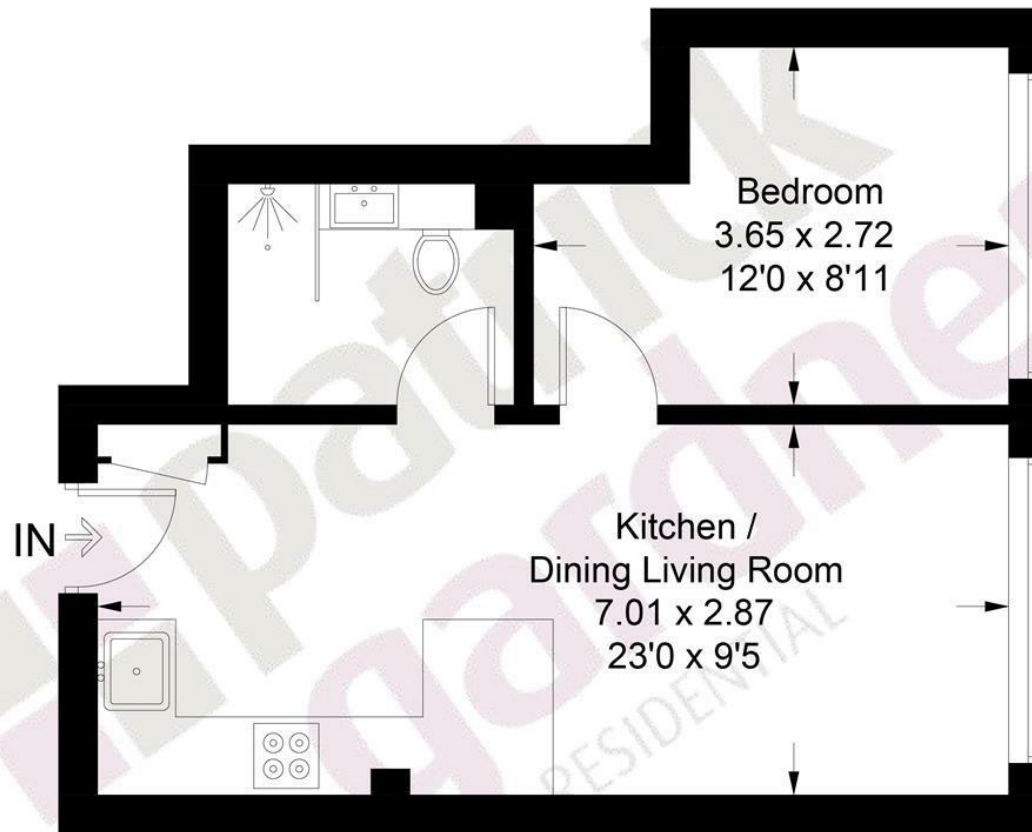
£1620.28

Ground Rent

Peppercorn



Approximate Gross Internal Area = 33.7 sq m / 363 sq ft



First Floor

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. (ID1320440)

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