



Flat 11, Fountain House Cleeve Road, Leatherhead, KT22 7LX

Price Guide £205,000



- FIRST FLOOR FLAT
- BUILT IN 2021
- HILARYS ELECTRIC BLINDS IN BEDROOM
- WORK FROM HOME SPACE
- LUXURY SHOWER ROOM
- ALLOCATED PARKING
- MODERN FITTED KITCHEN
- WOOD EFFECT PARQUET FLOOR
- BRIGHT AND AIRY
- CLOSE TO MAINLINE STATION

## Description

Conveniently located just a short walk from Leatherhead Train Station, this bright and airy 1 bedroom first floor apartment in Fountain House offers a great opportunity for first time buyers to get onto the property ladder.

The accommodation feels almost new (built in 2021) and has been well looked after by the owner. It comprises of a welcoming entrance hall that has space for a desk and useful storage cupboard, a double bedroom fitted with Hilarys electric blinds, separate wardrobe and a tastefully tiled shower room with W/C and vanity unit. The kitchen/sitting room features a large window with Hilarys fitted blinds with space for a corner sofa. The modern fitted kitchen features built in appliances including an oven and induction hob.

Other features include Karndean wood effect parquet flooring, electric heaters controlled by the 'Adax app', built in bluetooth ceiling speaker in sitting room (Lithe Audio), useful storage cupboard in the hall and the seller has also recently redecorated. There is also an allocated parking space.

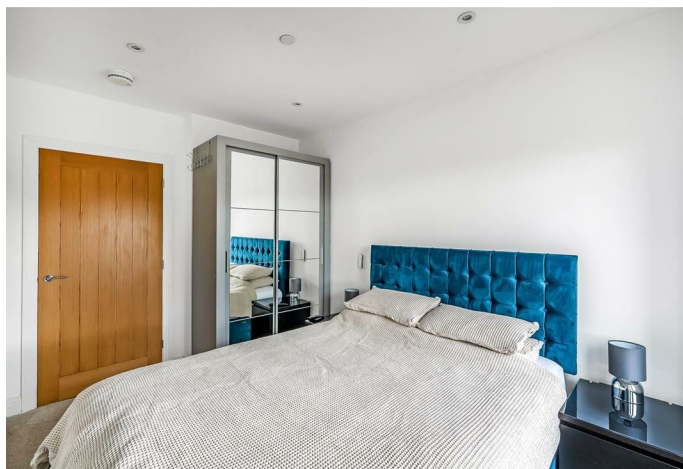
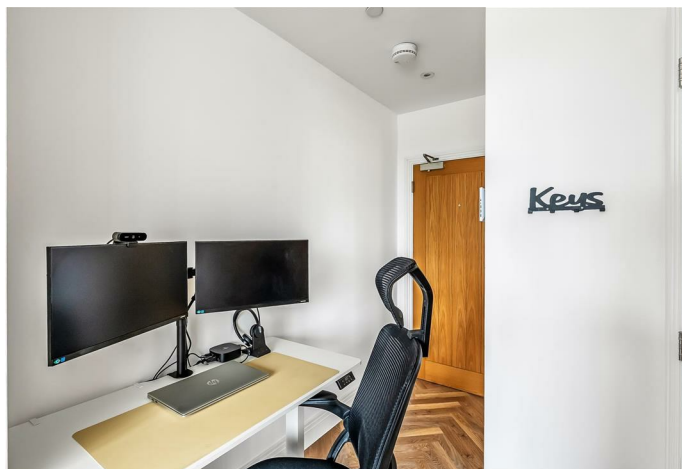
## Situation

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.

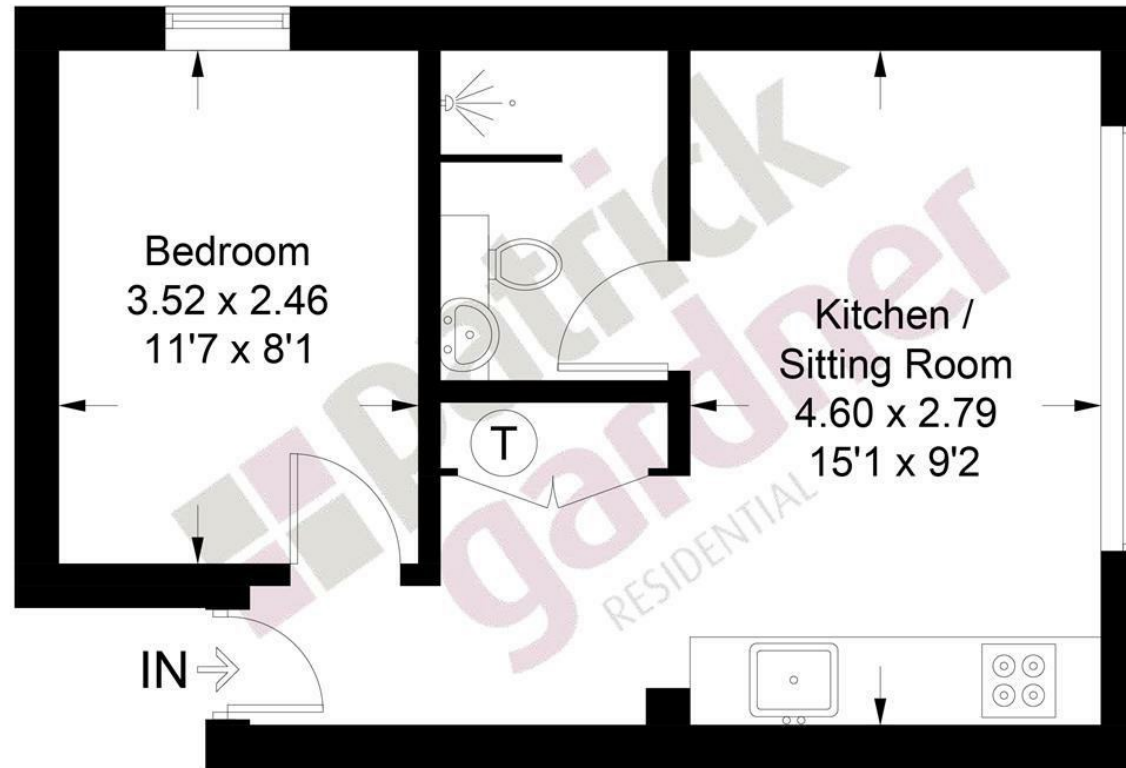
Just 10 minutes' walk from the main line railway station with fast and frequent services to London Waterloo and Victoria. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

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.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	B
<b>Lease</b>	130 Years from 01/21 (125 Years remaining)
<b>Service Charge</b>	£1,620.28
<b>Ground Rent</b>	£0



Approximate Gross Internal Area = 31.3 sq m / 337 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. (ID1294467)

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