



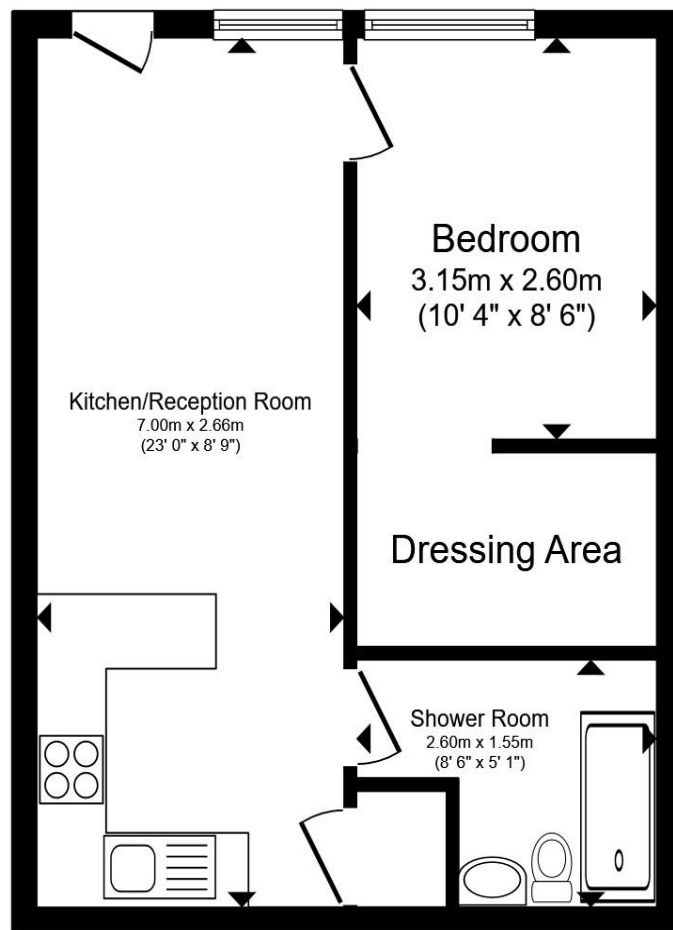
Fountain House, Cleeve Road, Leatherhead KT22 7LX

welcome to

Fountain House, Cleeve Road, Leatherhead

A well-presented one-bedroom apartment featuring a spacious 23ft open-plan kitchen/reception room, double bedroom with dressing area, a modern shower room and allocated parking. This attractive property is ideal for first-time buyers, investors and downsizers alike.





A beautifully presented ground floor one-bedroom apartment offering bright and well-planned accommodation, ideally suited to first-time buyers, investors or those looking to downsize.

The heart of the home is the impressive open-plan kitchen/reception room, stretching over 23ft in length and providing a versatile living and entertaining space with ample room for both lounge and dining areas. The fitted kitchen is thoughtfully arranged with a range of storage and work surfaces.

The double bedroom benefits from direct access to a useful dressing area, creating excellent wardrobe and storage space, whilst the modern shower room is well-appointed and finished to a good standard.

The property enjoys a practical layout extending to approximately 404 sq ft and is presented in good decorative order throughout, allowing a purchaser to move straight in and enjoy. It also comes with an allocated parking bay. Conveniently located for local amenities and transport links, this property offers an excellent combination of comfort, convenience and value.

Total floor area 37.5 m² (404 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Fountain House, Cleeve Road, Leatherhead

- Well-Presented Ground Floor Apartment
- Open-Plan Kitchen/Reception Room measuring 23ft
- Bright and Spacious Living Accommodation
- Double Bedroom
- Separate Dressing Area
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1450.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 2021.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£250,000



view this property online barnardmarcus.co.uk/Property/EPS109154



Property Ref:
EPS109154 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property