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*Helping the perfect property find you...  
...time is precious. Let's not waste it!*



## Buffers Lane, Leatherhead, KT22

Offers Over £280,000

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- VIRTUAL TOUR AVAILABLE
- Ground floor apartment
- Two bedrooms
- Two bathrooms
- Allocated parking
- Direct access to private patio area
- Close to Leatherhead town centre and main line station
- Large open plan kitchen-living space
- EPC energy rating C (79)
- Hard flooring throughout



**\*\*VIRTUAL TOUR\*\*** This contemporary, purpose-built ground floor apartment is ideally located near Leatherhead train station, the town center, and local business parks. Stylishly presented throughout, the property features an open-plan lounge and kitchen area, with patio doors that lead directly to a private patio. The layout includes a master bedroom with an ensuite shower room, a second double bedroom, and an additional bathroom. The apartment also offers an allocated parking space, extra visitor parking and a secure telephone entry system. The property is also an excellent investment opportunity, it is estimated to rent for approximately £1,500 per month.



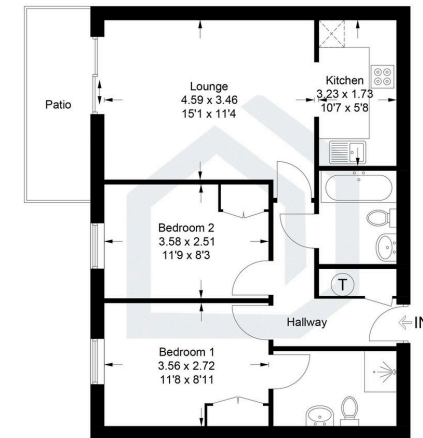






## Buffers Lane, Leatherhead, KT22

Approximate Gross Internal Area 59 sq m / 635 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUketch.com © (ID1145919)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	