



## Flat 8, Leith House, Station Road

Guide Price £225,000

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- Chain free
- Top floor one bedroom
- Share of freehold
- Great condition
- Bright and spacious
- Allocated off-street parking
- Gas central heating
- Moments from the train station and town centre
- Communal garden
- Loft access



No onward chain - A bright and well presented top floor one bedroom apartment located in the centre of Leatherhead. The apartment comprises an entrance hall, open plan kitchen/living room, good sized double bedroom, spacious bathroom and access to a large loft.

At the rear of the property there is a communal garden and allocated off-street parking. The property is just moments from Leatherhead town centre, the mainline train station, and offers easy access to the A24 and M25 by car.



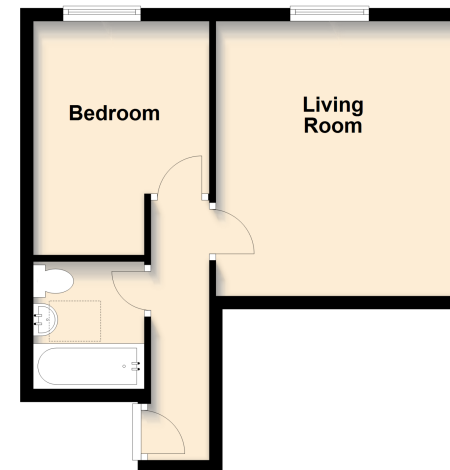






## Second Floor Flat

Approx. 349.0 sq. feet



Total area: approx. 349.0 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.



## 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>		78
(55-68) <b>D</b>	67	
(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	