





## Buffers Lane, Leatherhead, KT22

Guide Price £235,000

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- Top floor apartment
- One bedroom
- Allocated parking
- Large open plan kitchen-living space
- Close to Leatherhead town centre and main line station
- EPC energy rating C (79)
- Long lease
- Juliet balcony
- Pets allowed subject to contract
- Easy access to M25/A3



Virtual Tour attached. Modern & Stylish One-Bedroom Apartment – Central Leatherhead. This beautifully presented top-floor apartment is set within a sought-after development, just a four-minute walk from Leatherhead Train Station and close to the town centre. Bright and spacious throughout, the property features a sunny open-plan living/dining area with sliding doors opening onto a Juliet balcony, and a recessed modern kitchen. The double bedroom is generously sized, and the contemporary bathroom is finished to a high standard. Additional benefits include allocated parking, visitor spaces, well-kept communal gardens, double glazing, and electric heating. With excellent transport links to London and easy access to the M25, Heathrow, and Gatwick, this apartment offers comfort, style, and unbeatable convenience for professionals or first-time buyers.

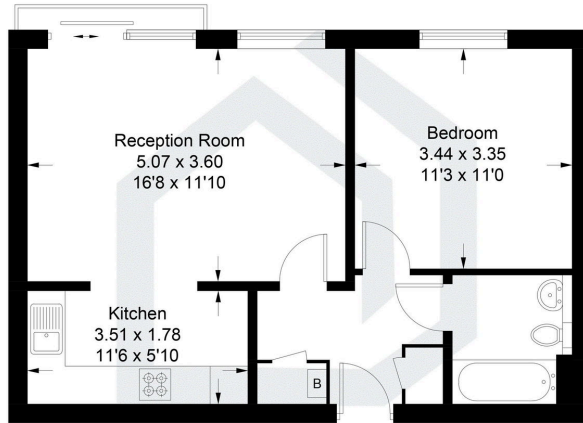






# Buffers Lane, Leatherhead, KT22 7XP

Approximate Gross Internal Area = 49.2 sq m / 529 sq ft

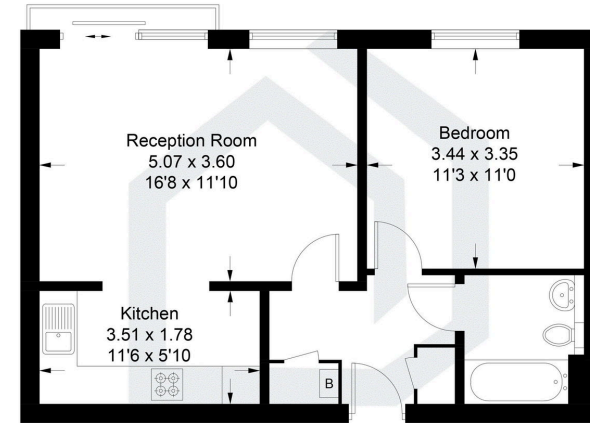


Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228083)

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## 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	