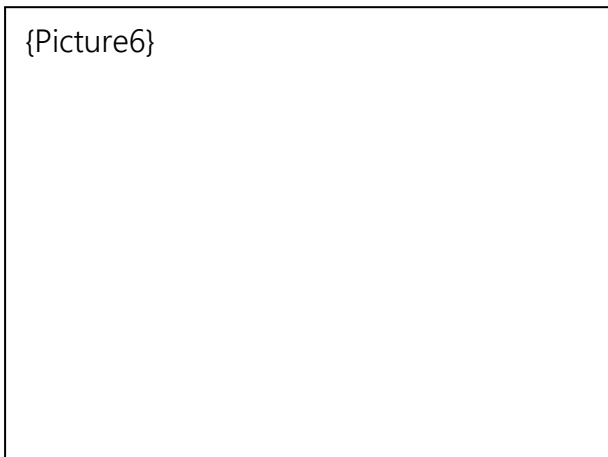
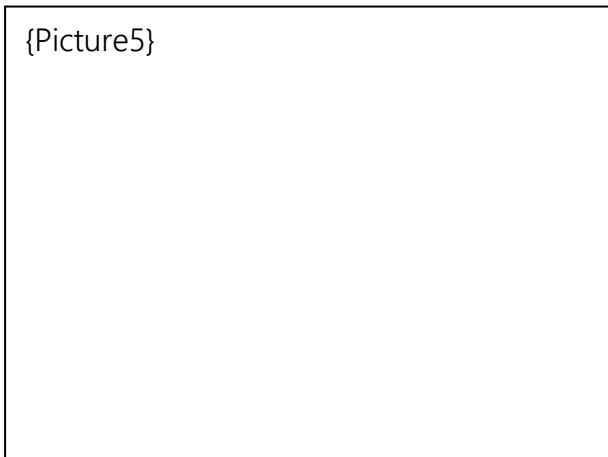


**TO LET**



**GROUND FLOOR STUDIO APARTMENT**  
**TOWN CENTRE LOCATION**  
**OPEN PLAN LIVING KITCHEN.**  
**ECONOMY 7 HEATING**  
**ALLOCATED PARKING**

A well presented purpose built ground floor studio apartment situated in a pleasant back-water just a few steps from Leatherhead Town Centre and a short walk from the BR station, the business parks and the shopping centre. The property has the additional benefit of parking.



## GROUND FLOOR

### COMMUNAL ENTRANCE HALL.

#### ENTRANCE HALL

Security entry phone. Full height storage cupboard, and airing cupboard with hot water cylinder and immersion heater for hot water.

#### BED SITTING ROOM

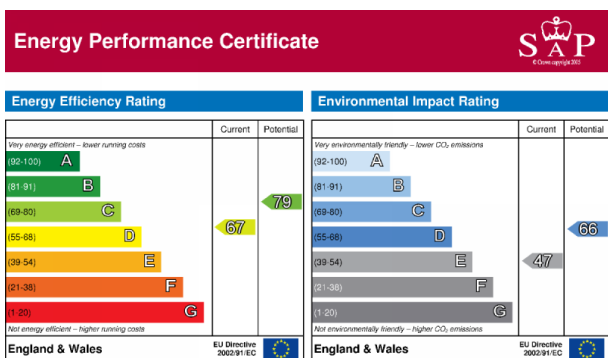
Bed Sitting Room with economy 7 Heating, window with southerly outlook and further window to the side. Kitchen area with fitted cupboards and shelves, electric cooker, fridge and sink.

#### SHOWER ROOM.

Fitted with white sanitaryware comprising corner shower with screen and electric shower. Wash hand basin and W.C. Window and Vinyl flooring. Washing machine.

#### PARKING

for one vehicle.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

**VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENTS HUGGINS EDWARDS & SHARP**

**BOOKHAM LETTINGS OFFICE**  
11-15 HIGH STREET, BOOKHAM, KT23 4AA  
**01372 455244**  
[lettings@hes-bookham.co.uk](mailto:lettings@hes-bookham.co.uk)



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGIST 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RES OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CO ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART ( DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUP/ RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF

[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

