



Royal Swan Quarter, Leret Way, Leatherhead, Surrey KT22 7JL

£385,000 Leasehold

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- SPACIOUS GROUND FLOOR APARTMENT (927 SQ FT)
- END OF CHAIN
- TWO BEDROOMS
- TWO BATHROOMS
- CLOSE TO TOWN CENTRE AND STATION
- LARGE LIVING ROOM (18' X 16')
- SECURE UNDERGROUND PARKING
- PATIO DOOR TO COURTYARD
- LIFT ACCESS TO ALL FLOORS INCL. SECURE BASEMENT CAR PARK
- FIRE SPRINKLER SYSTEM

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The Property

Built in 2006 by Grenville Homes, Royal Swan Quarter is a collection of top quality apartments finished to a high specification. This ground floor apartment features lift access from the secure basement parking and courtyard door entrance.

The spacious accommodation includes an L shaped entrance hall with two built in cupboards and separate cloakroom. There are two good sized double bedrooms, both with en suites and fitted wardrobes. The delightful sitting/dining room which is 18' x 16' has French doors out to the well maintained courtyard. The kitchen is finished to a high standard with granite worktops and upstands and integrated appliances include a washer/dryer, microwave, fridge/freezer, electric hob and oven. The apartment is double glazed and the development also features a fire sprinkler system.

Location Royal Swan Quarter is situated right in the 'heart' of the town centre being within a 'stones throw' of the shops and 5 minutes walk from the main line railway station.

Tenure Leasehold 999 years from 2006

Ground Rent of £400 per annum

Service Charge £2768 per annum

EPC **C** & Council Tax Band **F**

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford.

Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

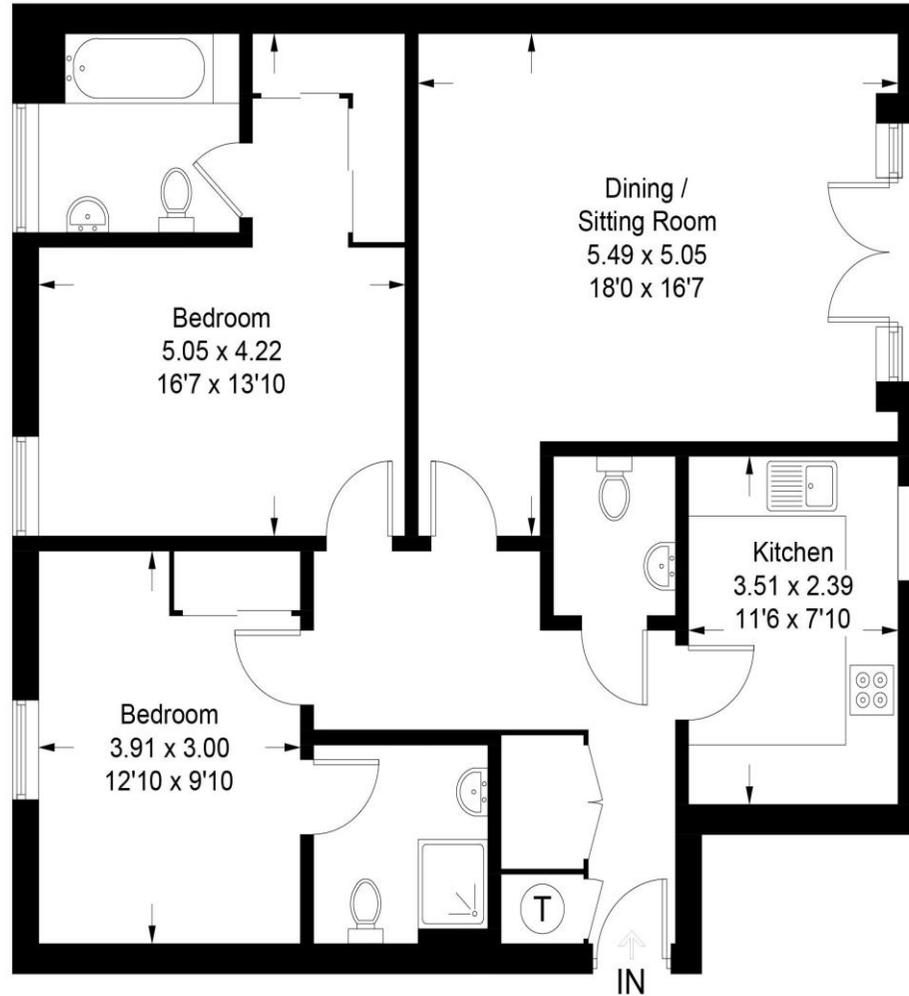
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club.

PGL5800





Approximate Gross Internal Area = 86.1 sq m / 927 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID835278)

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