



63 Royal Swan Quarter Leret Way, Leatherhead, KT22 7JL
Guide price £300,000

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OFFERED WITH VACANT POSSESSION AND LEASE OVER 900 YEARS.

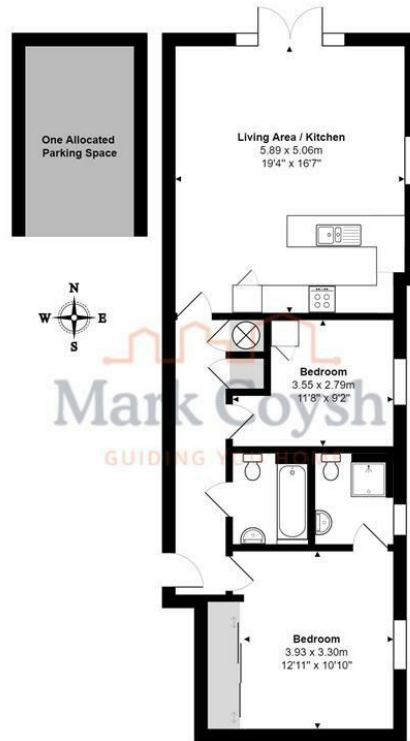
A modern two bedroom, two bathroom ground floor apartment located adjacent to the Swan Shopping Centre, a short walk from the mainline station and the beautiful banks of the River Mole and a few minutes drive from Junction 9 of the M25.

Further noteworthy benefits include a contemporary open plan kitchen/living room with above average finish and French doors directly onto a large outdoor atrium for the sole use of the residents. The long hallway found in the apartment also has good storage options, often lacking in newer built apartments. The development is very secure with gated entry via both foot and car, where there is one underground allocated parking space.

Leatherhead has a vast history which provides plenty of character features and properties around the town itself. However, it is also fully embracing the needs of the modern world and there is a huge redevelopment of the town planned, which is truly exciting and could add massive value to the area and most importantly, the properties. Google the key projects yourself on the Transform Leatherhead site. This makes the purchase of this apartment great for both first time buyers and investors alike!







Ground Floor Flat
 Royal Swan Quarter, Leret Way, Leatherhead
 Total Area: 71.8 m² ... 773 ft² (excluding one allocated parking space)
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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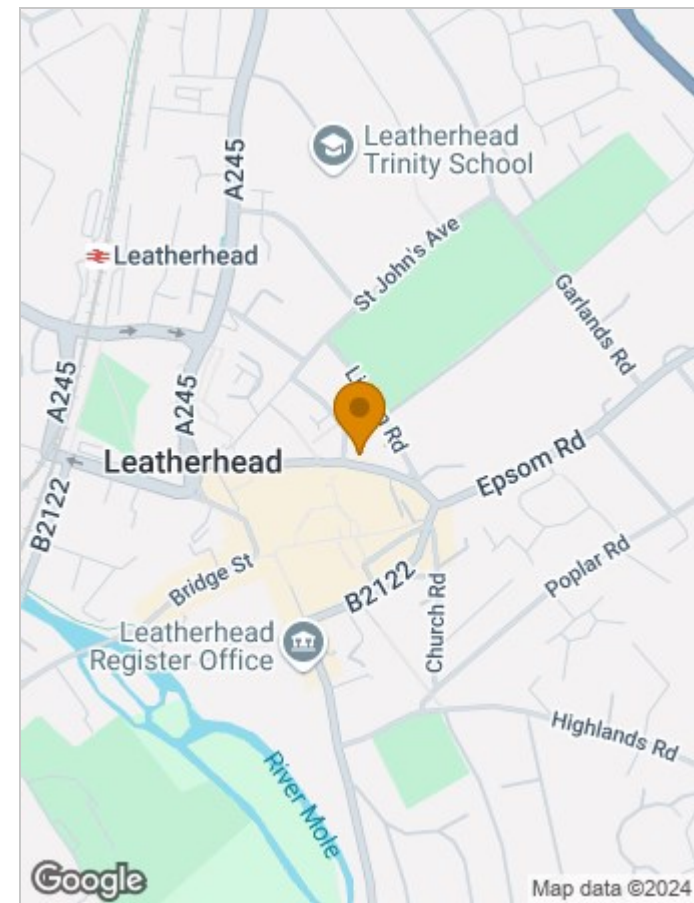
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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