





FRASER COURT, FAIRFIELD ROAD LEATHERHEAD, KT22 7FQ

**Luxury First Floor Apartment
Town Centre Location
Set In A Conservation Area**

**Immediate Vacant Possession
Two Double Bedrooms
Luxury Bathroom with Separate Shower
Stylish Kitchen with Integrated Appliances & Granite
Work Surfaces
Allocated Parking Space
Double Glazing and Gas Central Heating
Communal Garden Area
One of Only Four Apartments**

A purpose built luxury two bedroom first floor apartment set within a conservation area and situated in the centre of Leatherhead town centre with the Swan centre shopping complex and several supermarkets including Waitrose. There are main bus routes within a few minutes walk together with Leatherhead main line station which provides regular services into Central London (Waterloo/Victoria). The apartment is one of just four built in 2013 by Stonecot Homes and is beautifully presented throughout and benefits from a stylish kitchen with integrated appliances, granite work surfaces, splashbacks and upstands, a spacious living room, luxury bathroom with separate shower, communal garden, allocated parking and a visitor space. An internal inspection is highly recommended.



COMMUNAL ENTRANCE

Entry Phone System, communal stairs rise to:

FIRST FLOOR

FIRST FLOOR LANDING

Front door to:

ENTRANCE HALL

timber effect floor, wall mounted coat hooks, electric consumer unit, radiator, access to loft, built in storage cupboard, door to:

LOUNGE/DINING ROOM 15'9" × 14'5" (4.80m × 4.39m)

timber effect floor, two double glazed windows, front aspect, radiator, wall light points, opening to:

KITCHEN 10'1" × 7'3" (3.07m × 2.21m)

Fitted with an excellent range of gloss white contemporary fronted wall and floor units having a handleless design and all complemented with contrasting granite work surfaces, under slung one and half bowl sink unit, mixer tap, built in Zanussi oven, inset Zanussi induction hob with chimney style stainless steel and glass extractor, integrated washer/dryer, fridge/freezer and dishwasher, concealed Worcester combination gas fired boiler, double glazed side aspect window, mains connected smoke alarm, recessed ceiling lights.

BEDROOM 1 13'2" × 10'2" (4.01m × 3.10m)

radiator, built in wardrobe, double glazed rear aspect window.

BEDROOM 2 11'4" × 7'2" (3.45m × 2.18m)

radiator, double glazed rear aspect window.

LUXURY BATHROOM

white suite comprising panel bath with central mixer tap and shower attachment, separate fully tiled shower cubicle with thermostatic fixed rainfall shower plus hand held shower, sliding glazed shower door, part tiled walls, low level w.c. with concealed cistern, vanity unit, wash hand basin with drawers under, mixer tap, fitted mirror, extractor fan, chrome towel rail, recessed ceiling lights.

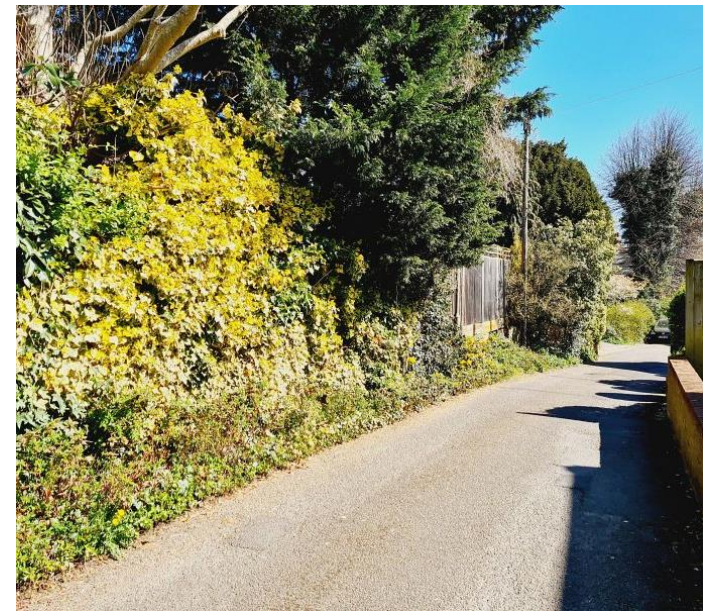
OUTSIDE

PARKING SPACE PLUS VISITOR PARKING SPACE

Situated to the rear of the building.

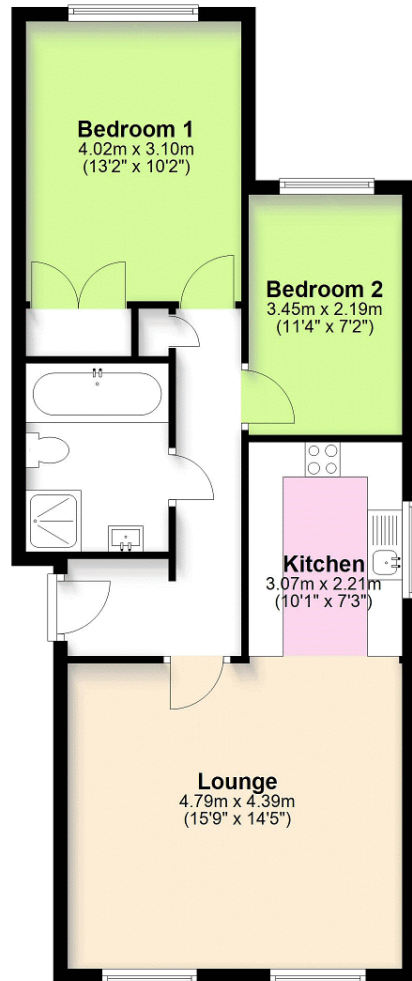
COMMUNAL GARDEN

Laid to lawn.



First Floor Flat

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 54.5 sq. metres (586.8 sq. feet)

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council Tax Band D.

Note 4 - Lease 125 years from 2013.

Note 5 - Ground Rent 150 pa.

Note 6 - Maintenance approx £2,160.00 pa.

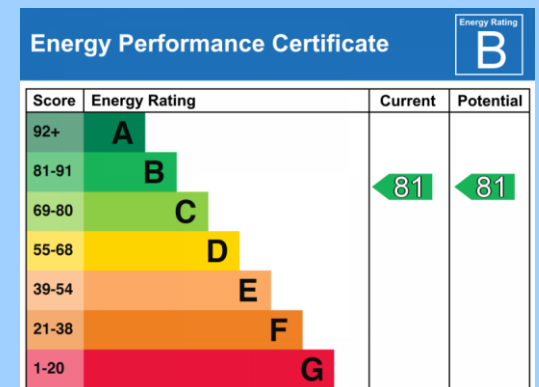
**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

