



Flat 3, 71 - 73 The Street, Fetcham,  
Surrey, KT22 9RD

£349,950 Leasehold

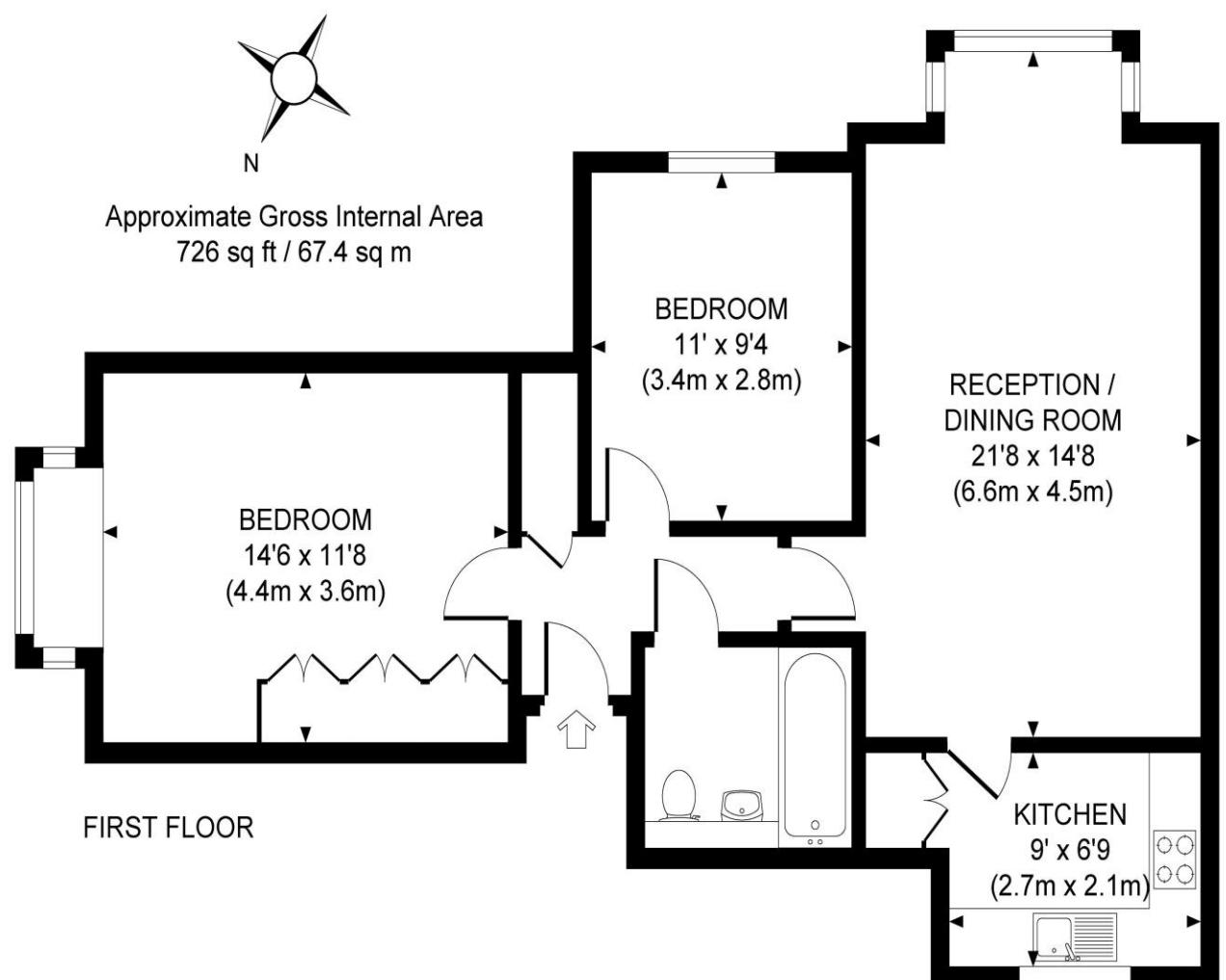
### Directions

From our offices in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road and continue along until you come to a roundabout, at which point turn left onto Bell Lane and left again onto The Street and the entrance to the development can be found on your left hand side just after the turning for Cock lane.

### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

**Flat 3, 71 - 73 The Street, Fetcham, Surrey, KT22 9RD**

An extremely well presented 2 bedroom first floor apartment, situated within walking distance of Fetcham village centre.

**THE PROPERTY**

Originally constructed in 2005 by reputable local builders, Biles & Co. This characterful 2 bedroom apartment provides particularly spacious accommodation. The apartment itself is approached via a communal hallway shared by only one neighbour leading to a shared first floor landing. The interior accommodation consists of 2 double bedrooms with the master bedroom incorporating a comprehensive range of fitted wardrobes together with a lovely bay window. The living room/dining room is of a generous size, and again benefits from a feature bay window which in turn leads through to a modern contemporary kitchen with a comprehensive range of matching eye and base level units, and a number of integrated appliances. Other benefits include allocated parking and a door entry phone system



**SITUATION**

The property is located within walking distance of Fetcham Village centre which offers an excellent good range of local amenities including a supermarket, a bakers, coffee shops, restaurants and a number of independent retailers. Leatherhead town centre is just over 1 mile away and offers a more comprehensive range of amenities. Leatherhead train station provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sectors.



Lease: 107 Years remaining

Maintenance: £1,800 PA

Ground Rent: £100 PA

