



**patrick  
gardner**  
RESIDENTIAL

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

Asking Price £299,950 Leasehold



- TWO BEDROOMS
- DOORS OUT TO COURTYARD
- CLOSE TO TOWN CENTRE AND STATION
- LIFT TO ALL FLOORS & CAR PARKING
- TWO BATHROOMS
- GROUND FLOOR
- END OF CHAIN
- SECURE ALLOCATED UNDERGROUND PARKING
- DOUBLE GLAZING
- LARGE LIVING/DINING ROOM

## Description

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.

Internally there are two good sized double bedrooms both of which have fitted wardrobes and the main bedroom has an en suite. The delightful sitting/dining room has french doors out to the well maintained courtyard. The kitchen is finished to a high standard with granite worktops and integrated appliances which include a washer/dryer, microwave, fridge/freezer, electric hob and oven.

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.

The property is being sold with no onward chain.

Service charge - £3,935 per annum

Ground Rent - £400 per annum (Ground rent review - doubles every 25 years from the commencement date of the lease for the first 100 years.)

Lease - 999 Years from 1st January 2005 (980 years remaining)

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre with a variety of shops including Sainsburys, WH Smith, Boots, Waitrose local in Church Street, numerous restaurants and Leatherhead theatre and cinema.

Leatherhead main line railway station (about 5 minutes walk), offers fast and frequent services to London Waterloo, Victoria and London Bridge Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

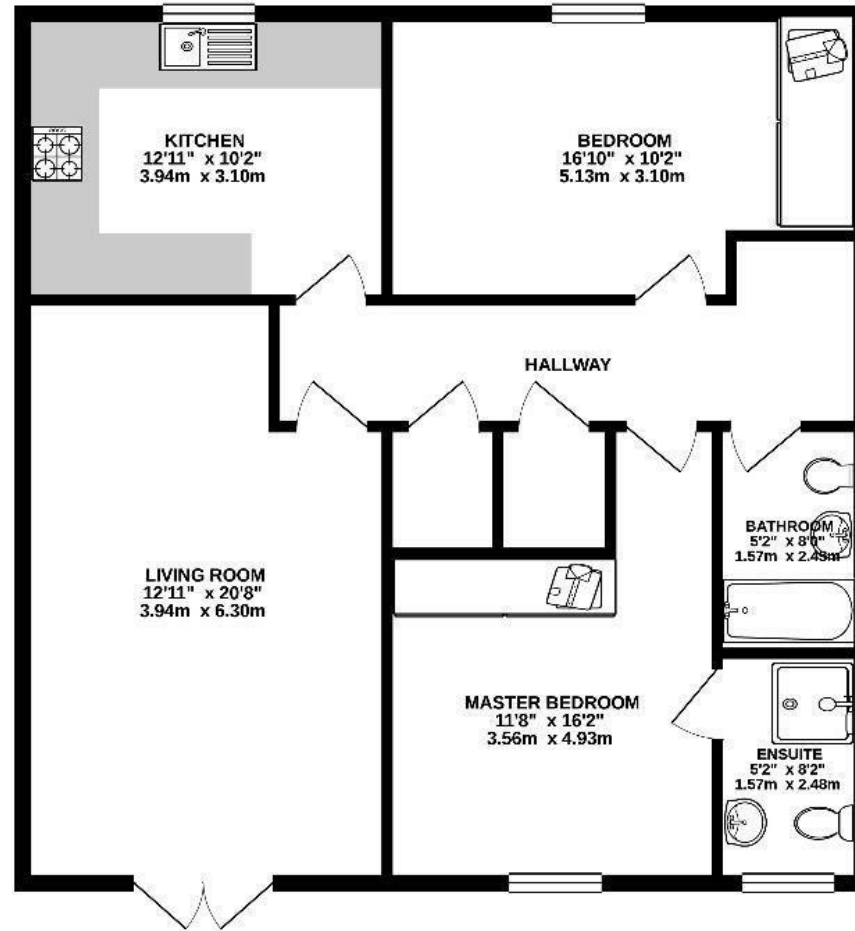
The area generally abounds in a wealth of glorious, open countryside with Box Hill, Denbies Vineyard and Norbury Park nearby and National Trust owned Polesden Lacey in Bookham.

EPC D

Council Tax Band F



GROUND FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown, were not tested, located and no guarantee as to their operation or efficiency can be given.  
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