



Flat 2 71-73 The Street, Fetcham, Surrey, KT22 9RD

Price Guide £339,950



- GROUND FLOOR APARTMENT
- PRIVATE DRIVEWAY WITH 2 PARKING SPACES
- SEPERATE KITCHEN
- SHORT WALK TO VILLAGE
- WEST FACING GARDEN
- GOOD SIZED PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- SITTING/DINING ROOM
- MODERN BATHROOM
- 732 SQ.FT.

Description

This rarely available ground floor apartment is within a 'stones throw' of the Village whilst enjoying its own private garden and two off road parking spaces.

The accommodation comprises a small entrance hall with coats hanging space, inner hall with linen cupboard, two double bedrooms with wardrobes, bathroom, separate kitchen and sitting/dining room with French doors leading to a good sized West facing garden with patio area.

There is a private driveway with off street parking for two cars.

Tenure	Leasehold
EPC	C
Council Tax	D
Band	125 Years from 24 June 2005
Lease	£2,062.75 PA
Service Charge	£100 pa for first 25 years. Ground Rent increases by
Ground Rent	£100 each 25 years until the end of the term.

Situation

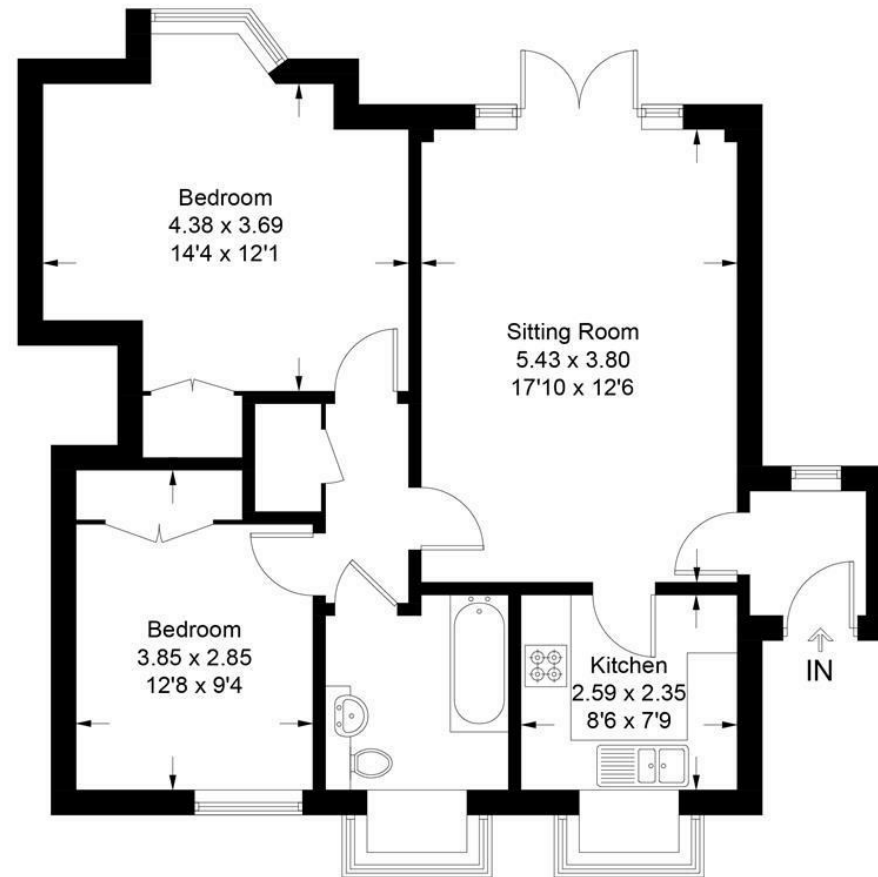
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more 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.

Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.



Approximate Gross Internal Area = 68.0 sq m / 732 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. (ID1127906)

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