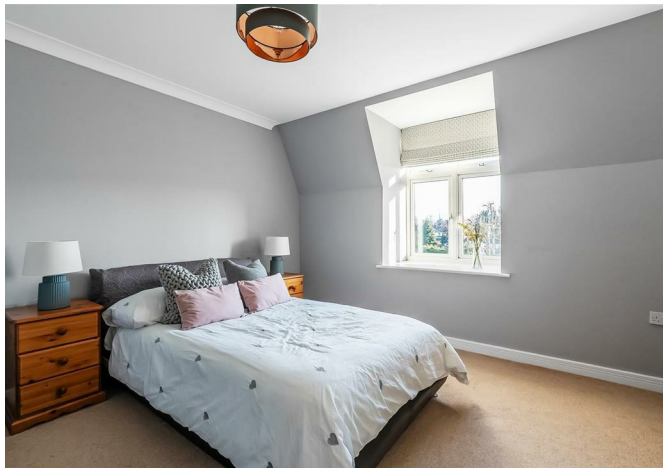




Flat 37, Royal Swan Quarter Leret Way, Leatherhead, KT22 7JL

Price Guide £399,950



- TOP FLOOR APARTMENT
- BALCONY
- 2 EN-SUITE BATHROOMS
- UNDERFLOOR HEATING
- LIFT SERVICE FROM THE CARPARK
- FAR REACHING VIEWS
- 2 DOUBLE BEDROOMS
- 2 CAR ALLOCATED PARKING SPACES
- KITCHEN WITH INTEGRATED APPLIANCES
- CLOSE TO TOWN/TRAIN STATION

Description

With 2 allocated parking spaces, a rarely available top floor apartment with French doors onto a west facing balcony which overlooks a quiet inner courtyard garden and with far reaching views beyond.

Offering two spacious double bedrooms, both with an en-suite bathroom, there is also a quality fitted kitchen with integrated appliances and granite work surfaces.

Further features include separate cloakroom toilet, double glazing, zoned underfloor heating, plenty of storage space and lift service.

There is also secure underground parking with two allocated parking spaces and electric gated entrance.

Tenure	Leasehold
EPC	C
Council Tax Band	F
Lease	979 years remaining
Service Charge	£5,196 (2024/2025)
Ground Rent	£400 pa



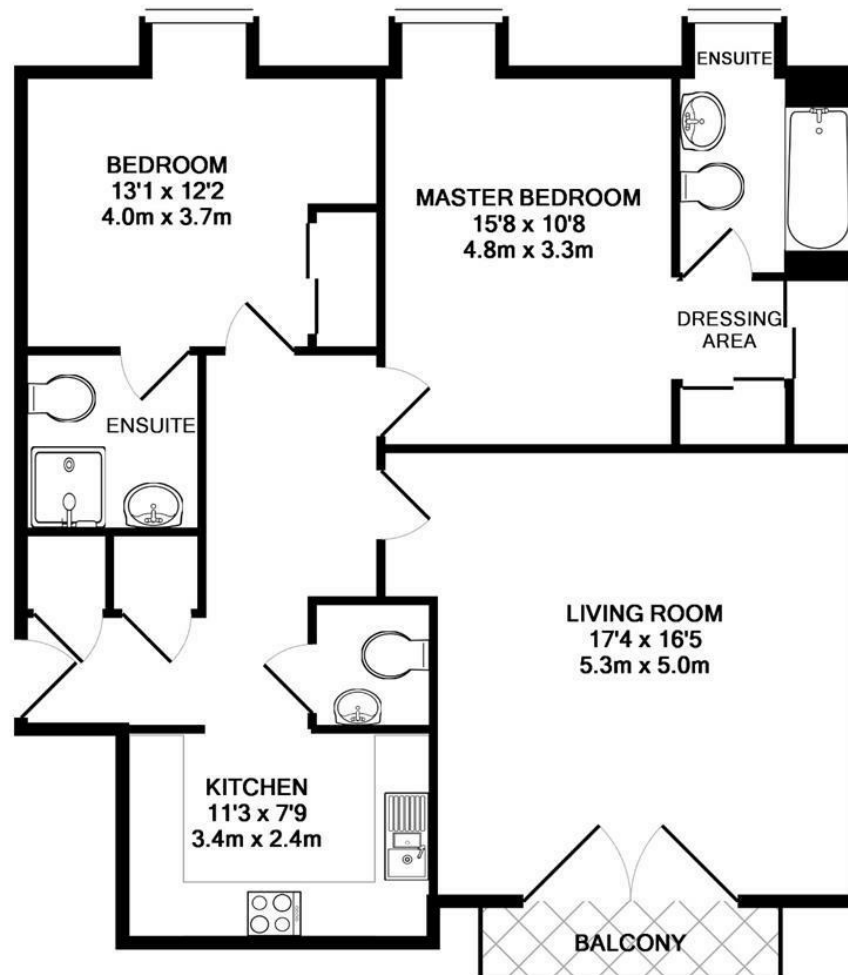
Situation

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.

There is a wide range of quality private and state schooling in the general area. Private schools include St. Johns in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC school and Therfield Secondary School.

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.



TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 have not been tested and no guarantee as to their operability or efficiency can be given
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