



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

Price Guide £170,000



- STUDIO APARTMENT
- TERRACE
- LONG LEASE
- LIFT TO ALL FLOORS AND CAR PARK
- CLOSE TO TRAIN STATION
- GROUND FLOOR
- CHAIN FREE
- SECURE ALLOCATED UNDERGROUND PARKING
- UNDERFLOOR HEATING
- RECENTLY DECORATED

## 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 terrace door entrance.

Internally there is a good sized living room with ample space for a large double bed as well as a sofa and dining table. A built in storage cupboard is also provided. The kitchen has been well looked after since new and contains a built in dish washer, fridge freezer, oven and microwave. The bathroom has a bath with shower over as well as a heated towel rail.

There is an airing cupboard in the entrance hall and the property is heated by underfloor heating.

Outside there is a terrace accessed by French doors and there is a secure underground carpark with an allocated space.

## 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.

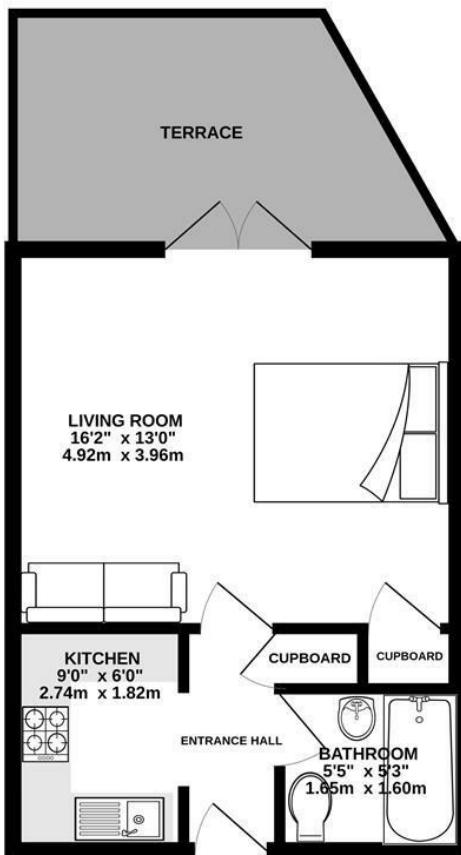
Leatherhead main line railway station (about 5 minutes walk), offers fast and frequent services to London Waterloo, Victoria and London Bridge Junction 9 of the M25 can be found on the Ashtead side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

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.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	B
<b>Lease</b>	979 Years remaining
<b>Service Charge</b>	£2,740pa
<b>Ground Rent</b>	£200pa doubling every 25 years for the first 100 years.



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 324 sq.ft. (30.1 sq.m.) approx.

Whilst 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. The floorplan is for general purpose only and should not 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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