



74 Royal Swan Quarter Leret Way, Leatherhead, KT22 7JL

Price Guide £199,950



- GROUND FLOOR STUDIO
- IDEAL SHORT/LONG TERM LET
- LONG LEASE
- SECURE ALLOCATED UNDERGROUND PARKING
- CLOSE TO TRAIN STATION

- IDEAL FIRST TIME BUY
- FANTASTIC CONDITION
- NO CHAIN
- UNDERFLOOR HEATING
- TERRACE

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 with outdoor seating area.

Internally there is a good sized living room with built in wardrobes and 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 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 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.

Tenure

Leasehold

EPC

C

Council Tax Band

B

Lease

979 years remaining

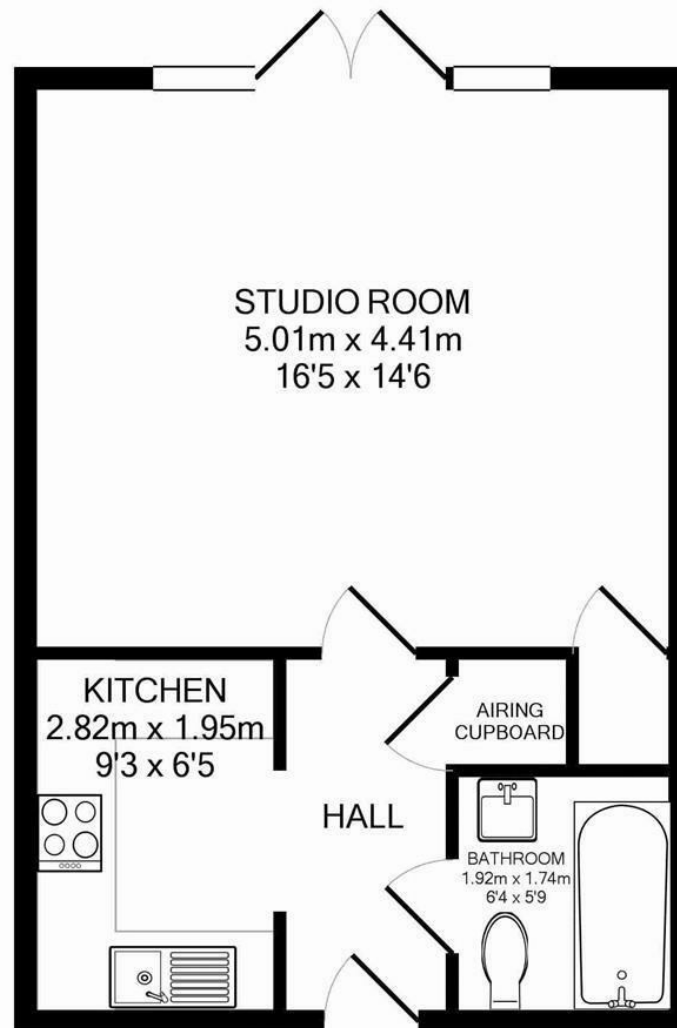
Service Charge

£2,740 pa

Ground Rent

£200 pa increases every 25 years for the first 100 years.





Total Approx. Floor Area 36.2 Sq.M. (390 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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