5 McLaren Court 1 Cobham Road, Fetcham, Surrey, KT22 9AU

Price Guide £575,000

- STUNNING FIRST FLOOR APARTMENT
- EXTENDING TO JUST UNDER 800 SQ. FT.
- LUXURY KITCHEN WITH BOSCH APPLIANCES
- SERENE COMMUNAL GARDEN
- PRIVATE ALLOCATED PARKING
- TWO BEDROOM TWO BATHROOM
- HIGH CEILINGS
- EASY ACCESS TO SHOPS AND AMENITIES
- LIFT TO ALL FLOORS
- 10 YEAR ICW WARRANTY

Description

Number 5 McLaren Court is a spacious, two bedroom, two bathroom first floor apartment. Access to the property is from the stylish communal hallway via the lift or wide staircase. The open plan kitchen/living space extends to over 20' and features a range of contemporary wall and base units, complemented by modern quartz worktops and a range of integrated Bosch appliances. The worktop overhang provides a useful breakfast bar area and provides natural separation between the kitchen and reception area. Floor to ceiling casement doors with windows either side create a bright and airy space in the main living area.

The master bedroom suite extends to in excess of 18' and includes an oversized shower, basin with vanity drawer, backlit LED demisting mirror and, on trend, antique brass fittings. The second bedroom is serviced by the luxurious family bathroom which is finished with classic white sanitaryware and complementary antique brass fittings.

The apartment comes with private allocated parking and access to EV charging.

The property is fully insured with a 10 Year Build Warranty courtesy of ICW.

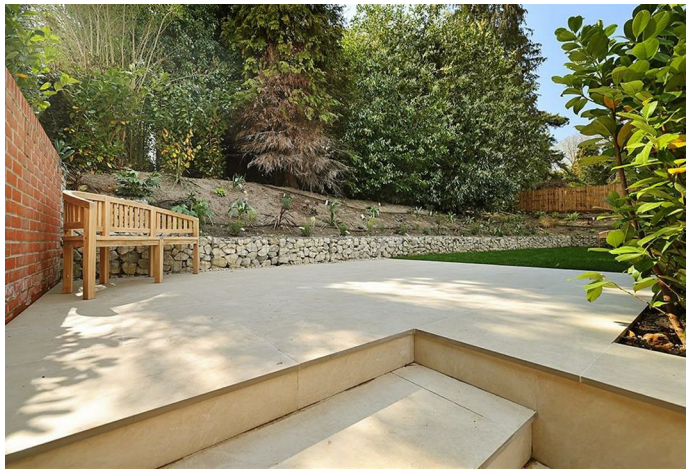
*Some internal images have been taken from 3 McLaren Court

Situation

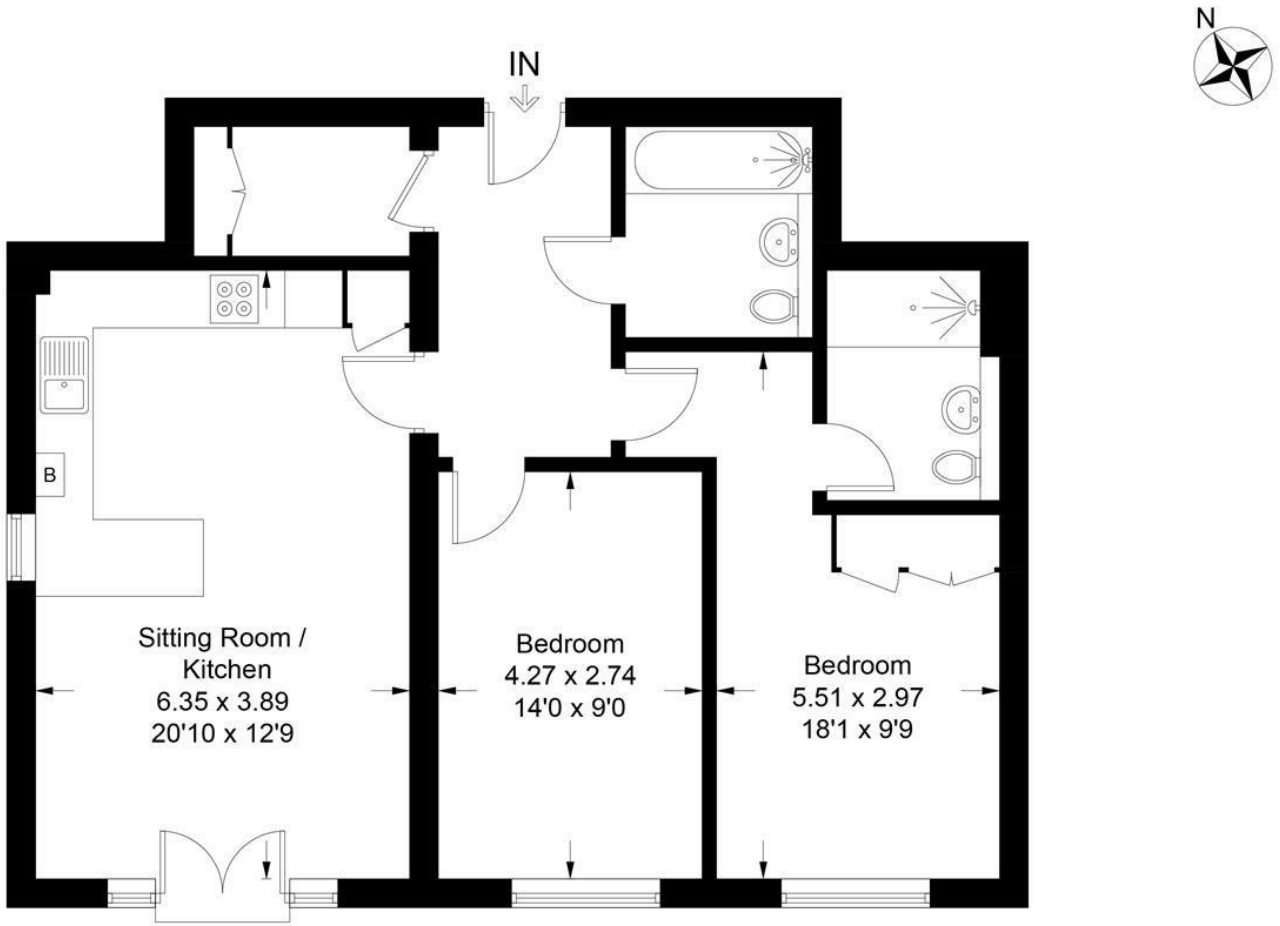
Fetcham village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, Leatherhead Theatre and Nuffield Health Fitness Gym. The public Leisure Centre is located on the edge of the town at Fetcham Grove. There are nearby bus stops which have routes to Bookham, Epsom and Guildford. The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach. In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

Tenure	Leasehold - Share of Freehold
EPC	B
Council Tax Band	TBA
Lease	999 Years
Service Charge	£3,790.00
Ground Rent	£0.00



Approximate Gross Internal Area = 73.8 sq m / 794 sq ft



First 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. (ID1189220)

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