



**patrick
gardner**
RESIDENTIAL

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

Price Guide £699,950



- SPACIOUS PENTHOUSE APARTMENT
- 2 BEDROOMS
- 2 BATHROOMS
- SOUTH FACING PRIVATE TERRACE
- LIFT TO ALL FLOORS
- LUXURY INTEGRATED APPLIANCES
- ALLOCATED PARKING
- WALKABLE TO LOCAL SHOPS
- CLOSE TO STATION & BUS STOPS
- 10 YEAR ICW WARRANTY

Description

Number 7 McLaren Court is a spacious, two bedroom, two bathroom penthouse 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 31' and features a range of contemporary wall and base units, complemented by modern quartz worktops and a range of integrated Bosch appliances. Double casement doors open on to the private south facing balcony. There is also a beautiful landscaped communal garden.

The master bedroom suite includes a luxuriously sized shower, basin with vanity drawer, backlit LED demisting mirror and, on trend, antique brass fittings. The second bedroom is serviced by the stunning 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.

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

F

Lease

TBA

Service Charge

999 Years

Ground Rent

£3790.00 per annum

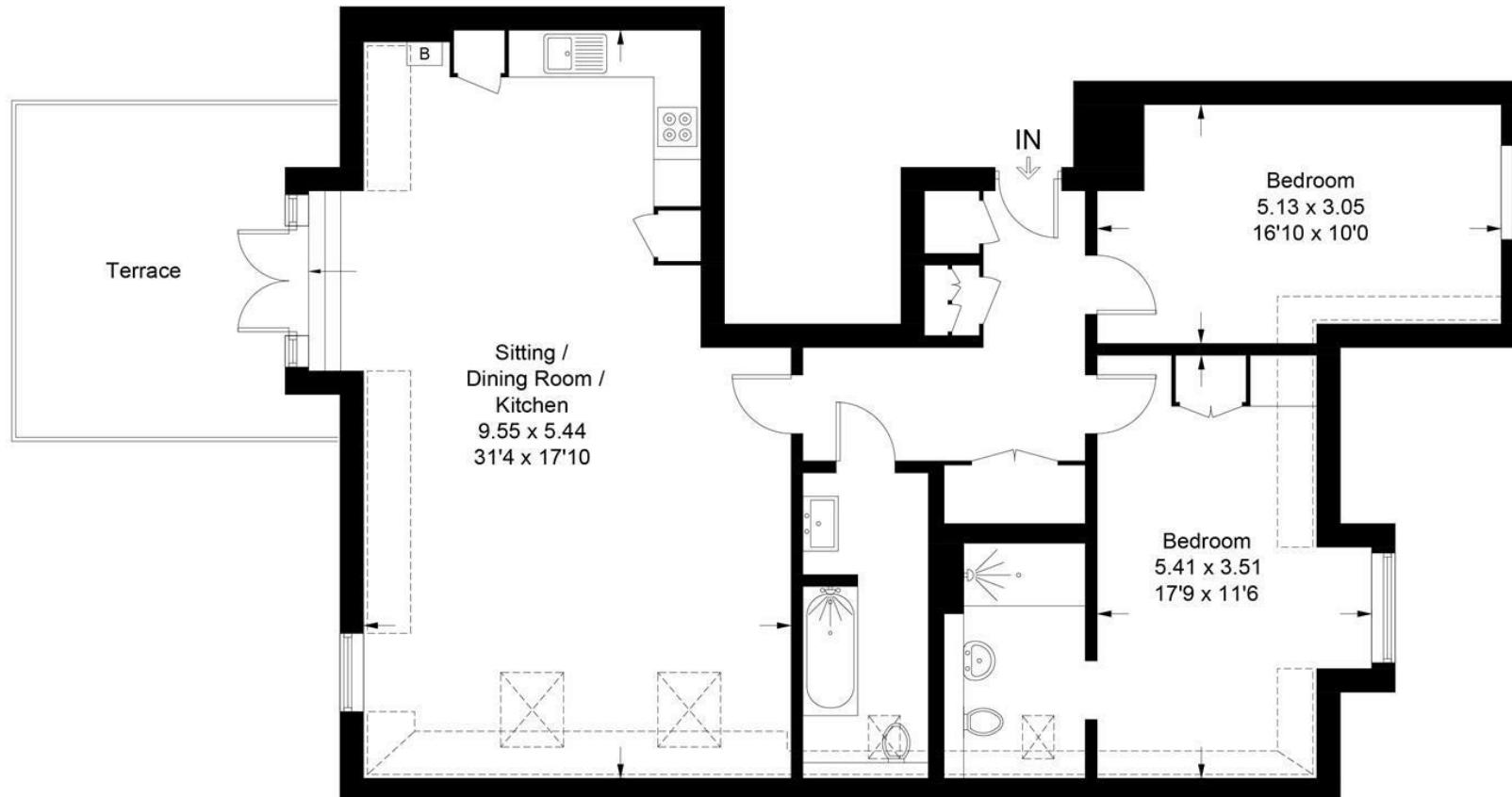
£0.00





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft



Second 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. (ID1189222)

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