



**patrick
gardner**
RESIDENTIAL



22 Harroway Manor, Cobham Road, Fetcham, Leatherhead KT22 9LL

£289,500 Share of Freehold

22 Harroway Manor, Cobham Road, Fetcham, Leatherhead, Surrey, KT22 9LL



- LARGE ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT (LIFT ACCESS) – 693 sq.ft.
- DOUBLE ASPECT LIVING ROOM WITH JULIETTE BALCONY
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH ADJACENT SHOWER ROOM
- SECURE GATED PARKING
- SUPERB RESIDENTS FACILITIES
- 24 HR ALARM SYSTEM WITH MANAGER
- NO FORWARD CHAIN
- EPC **C** & Council Tax Band **D**

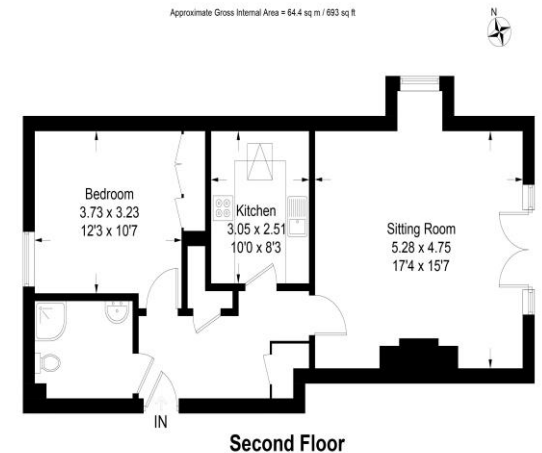
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The Property A beautifully presented and larger than usual (693 sq.ft.) one double bedroom top floor apartment ideally positioned within this much sought after retirement development whilst equidistant from both Leatherhead town centre and Fetcham village. Features include a Juliette balcony from the living/dining room, gas central heating, double glazing, fitted kitchen with integrated appliances and large shower room. Catering exclusively for the over 60's with residents lounge, 24 hour alarm call, manager, guest suite and lift service, there is residents parking and a lovely courtyard. Leasehold 999 year lease from 2006 + a share of the freehold Ground Rent

Situation Harroway Manor is situated on the Fetcham/Leatherhead borders on the corner of Hawks Hill and the Cobham Road being within 5 minutes walk of the town centre and main line railway station.

Lease 999 year lease from 2006 + a share of the freehold. **Ground Rent** £0.00

Service Charge £267.04 pcm (2020–2021) to include water rates and building insurance.



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. (D0426114)
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