



Royal Swan Quarter Leret Way, Leatherhead, KT22 7JL  
Guide price £250,000



NO ONWARD CHAIN - VACANT  
POSSESSION

A second (top) floor split level apartment located in a town centre location, close to the mainline station and all the amenities Leatherhead has to offer.

The modern and well presented accommodation consists of a good size entrance hallway with airing cupboard, kitchen with integrated appliances, storage cupboards and preparation surfaces, a contemporary fitted bathroom, a generous lounge/dining room with further fitted storage and a double Juliet balcony overlooking the communal courtyard and stairs leading to a well proportioned double bedroom. The property also benefits from under floor heating.

This secure modern development has several entrances and there is an allocated parking space, entered via electronic gates.

Located in the Mole Valley district of Surrey, about 17 miles south of Central London, Leatherhead is a historic market town known as the "gateway to the Surrey Hills". It is situated on the banks of the River Mole, where the town originally grew around a ford. Today, it is a significant commuter hub with regular trains in and out of London. Junction 9 of the M25 is just down the road, linking to Heathrow and Gatwick Airports and deeper towards the countryside and the coast. Leatherhead also features a pedestrianised High Street, the Swan Shopping Centre, and the Leatherhead Theatre.

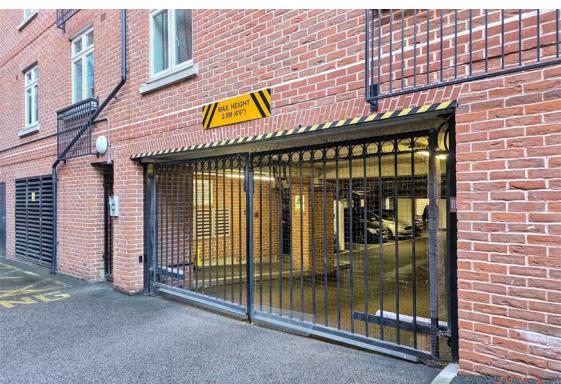


Mark Coys

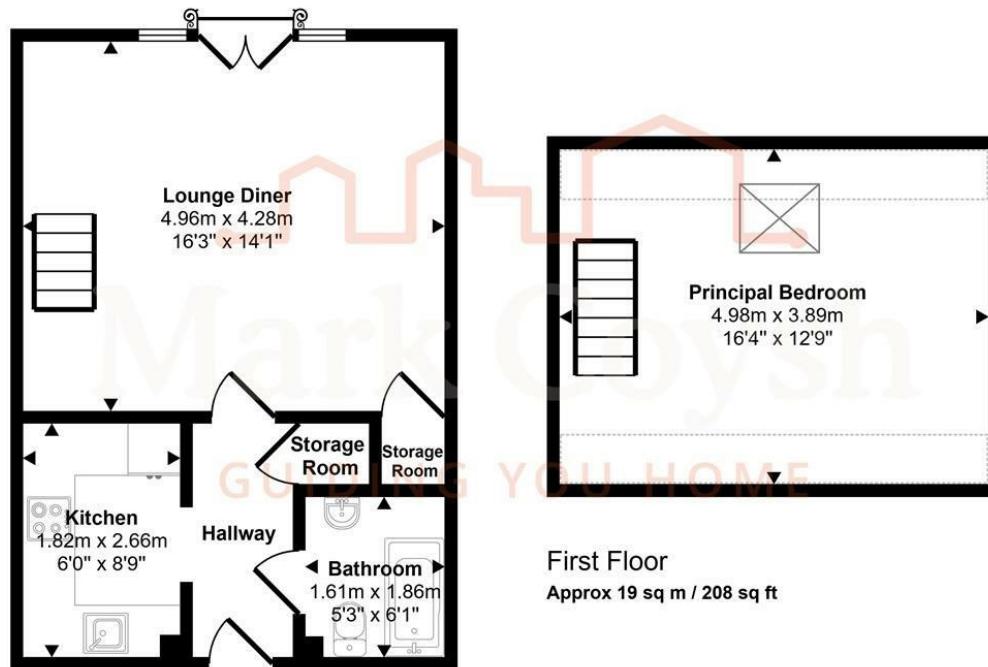


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Approx Gross Internal Area  
54 sq m / 585 sq ft



Denotes head height below 1.5m

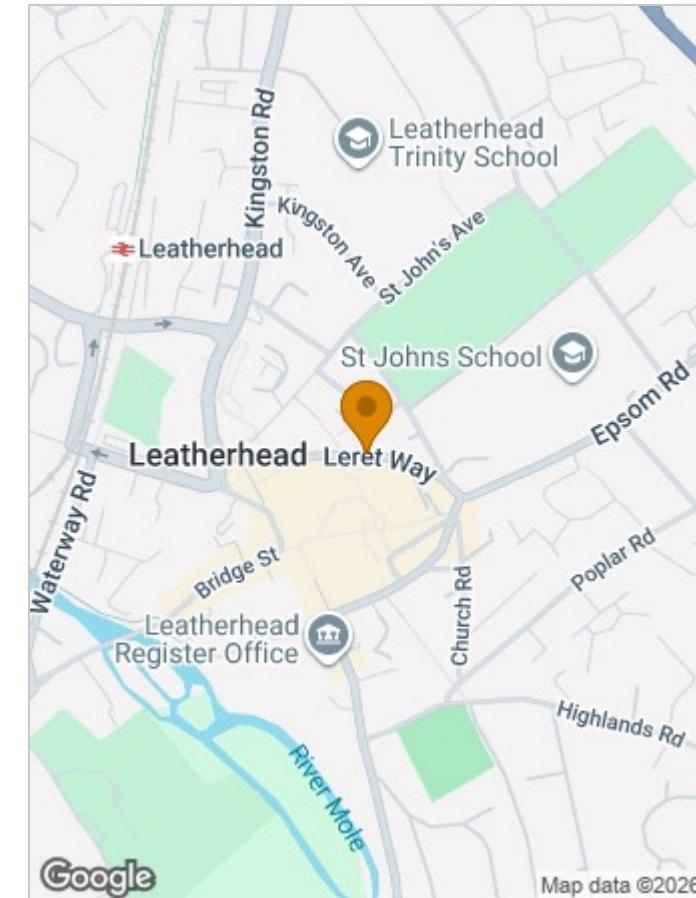
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Mark Coys Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: 01372 303703

Email: [guide@markcoys.co.uk](mailto:guide@markcoys.co.uk)