

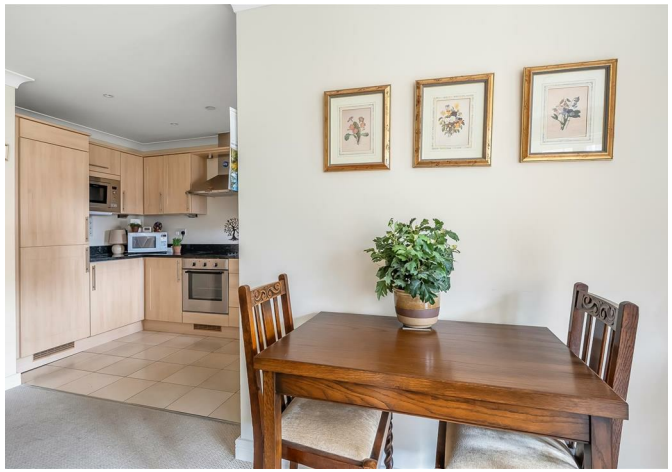
44 Royal Swan Quarter Leret Way, Leatherhead, Surrey, KT22 7JL

Offers Over £300,000









- SUPERB FIRST FLOOR APARTMENT
- 865 SQ.FT
- TWO BATHROOMS
- FITTED KITCHEN
- SOUTHERLY ASPECT
- LONG LEASE
- TWO DOUBLE BEDROOMS
- LARGE SITTING/DINING ROOM
- CLOSE TO TOWN CENTER & STATION
- UNDERGROUND PARKING

Description

A two double first floor apartment with lift access and secure basement parking, enjoying an attractive outlook over a landscaped central courtyard.

The spacious accommodation includes an L shaped entrance hall with two built in cupboards and two double bedrooms both with fitted wardrobes. There is an en suite shower room to the principal bedroom and a separate guest bathroom serving the second bedroom. The living space is open plan with kitchen being finished to a high standard with granite worktops, integrated appliances include a washer/dryer, microwave, fridge/freezer, electric hob and oven. The sitting/dining room features an attractive angular bay with sunny South West aspect. Double glazed with electric underfloor heating throughout, the development also features a fire sprinkler system.

There is a secure, underground allocated parking space.

Tenure	Leasehold
EPC	C
Council Tax Band	E
Lease	999 years from 1st Jan 2005
Service Charge	£4,760.65 pa - this includes £904 as a part payment over next four years to refurbish the four lifts (£904 covers cost of refurbishing first lift). It also includes additional works on fire doors and roof parapets (approx. £665)
Ground Rent	£400.00 pa (doubles each 25 yrs, during first 100 yrs of term)

Situation

Located in Leret Way, the property is within a few minutes walk of the town centre, Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School , Therfield, St Andrews and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

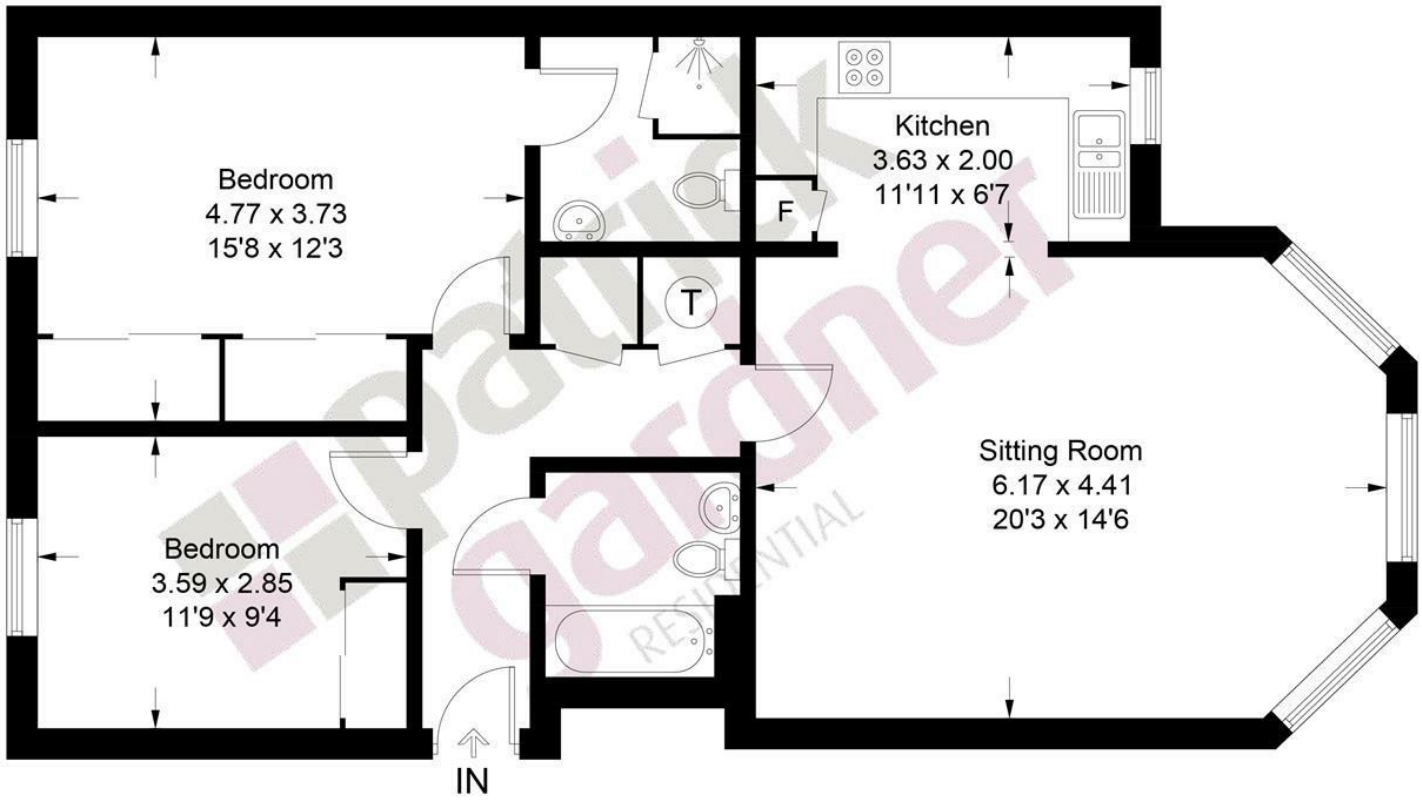
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.







Approximate Gross Internal Area = 80.4 sq m / 865 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. (ID1328599)

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