



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

Price Guide £625,000



- VIEWING BY APPOINTMENT
- TWO SPACIOUS DOUBLE BEDROOMS
- LUXURY ENSUITE TO MASTER BEDROOM
- CLOSE TO AMENITIES
- PRIVATE ALLOCATED PARKING
- GROUND FLOOR GARDEN APARTMENT
- PRIVATE SOUTH FACING GARDEN
- BOSCH APPLIANCES THROUGHOUT
- COMMUNAL GARDEN FOR ALL RESIDENTS
- 10 YEAR ICW WARRANTY

## Description

McLaren Court is an exclusive development of just eight, two bedroom apartments offering high end accommodation designed with the most discerning purchaser in mind. Many of the properties enjoy private outside spaces whilst all of the apartments have access to a tranquil communal garden, ideal for enjoying some reflective moments.

Number 2 McLaren Court is located on the ground floor and has a super, south facing, private garden to the rear of the property, great for those sunny, summer afternoons. The open plan kitchen/living space features a range of contemporary wall and base units, complemented by modern quartz worktops and a range of integrated Bosch appliances.

The master bedroom is a particular feature of the property with fitted wardrobes and a splendid ensuite, benefitting from an oversized shower, basin with vanity drawer, backlit LED demisting mirror and, on trend, 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.

\*\* Furnished photos are from the show home apartments \*\*

## Situation

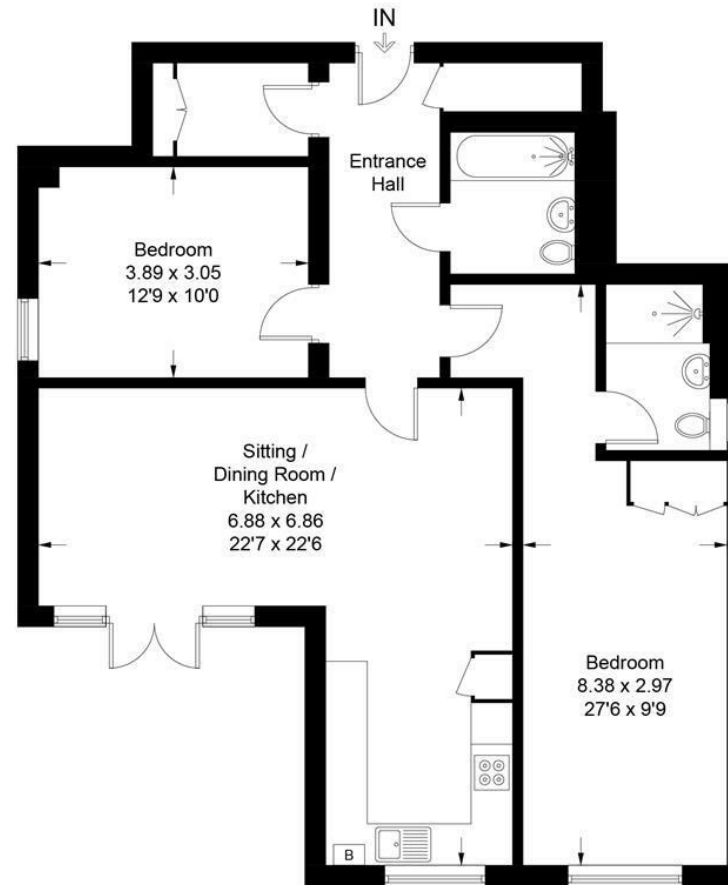
Fetcham village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, Leatherhead Theatre and Nuffield Health Fitness Gym. The public Leisure Centre is located on 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 Ashted 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.

|                         |                               |
|-------------------------|-------------------------------|
| <b>Tenure</b>           | Leasehold - Share of Freehold |
| <b>EPC</b>              | B                             |
| <b>Council Tax Band</b> | E                             |
| <b>Lease</b>            | 999 Years                     |
| <b>Service Charge</b>   | £2,665 P/A                    |
| <b>Ground Rent</b>      | £0.00                         |



Approximate Gross Internal Area = 90.7 sq m / 976 sq ft



### Ground 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. (ID1189214)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

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