



21 Royal Swan Quarter Leret Way, Leatherhead, KT22 7JL

Price Guide £315,000



- FIRST FLOOR APARTMENT (786 SQ.FT)
- TWO DOUBLE BEDROOMS
- 20'10 x 14 SITTING DINING ROOM
- IDEAL INVESTMENT OR FIRST TIME BUY
- LONG LEASE
- SECURE UNDERGROUND PARKING
- TWO BATHROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- TOWN CENTRE
- NO CHAIN

Description

Built in 2006 by Grenville Homes, Royal Swan Quarter is a collection of top quality apartments finished to a high specification. This spacious first floor apartment offers 786 sq.ft and features a Southerly aspect from the lounge over the courtyard garden and lift access from secure underground parking.

The apartment includes zoned underfloor electric heating and double glazing and is also offered with no onward chain. The spacious accommodation includes an entrance hall with two built in cupboards, there are two good sized double bedrooms with fitted wardrobes, en suite to the main, and second bathroom with over bath shower. The spacious and bright sitting/dining room measures 20'10 x 14' and the kitchen is finished to a high standard with granite worktops and integrated appliances include a washer/dryer, microwave, fridge/freezer, electric hob and oven.

Externally are courtyard gardens and allocated parking with electric gated entrance.

****The seller has paid a £905 Lift Charge (separate to the service charge) for the replacement of a new lift. We understand there is a schedule of works to replace the four lifts in the building over the next 4 years.**

Tenure

EPC

Council Tax Band

Lease

Service Charge

Ground Rent

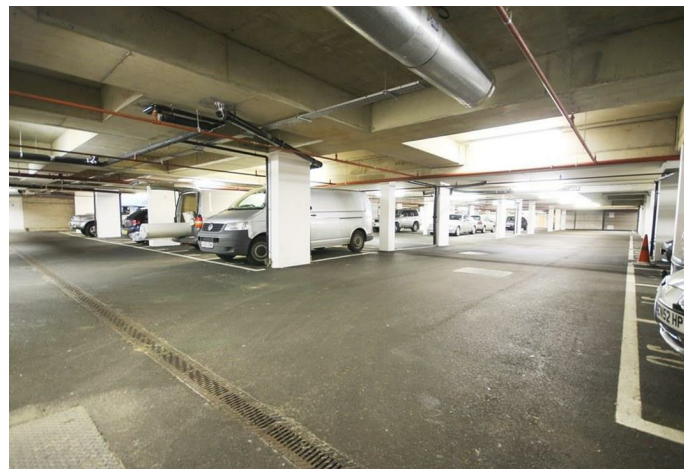
Situation

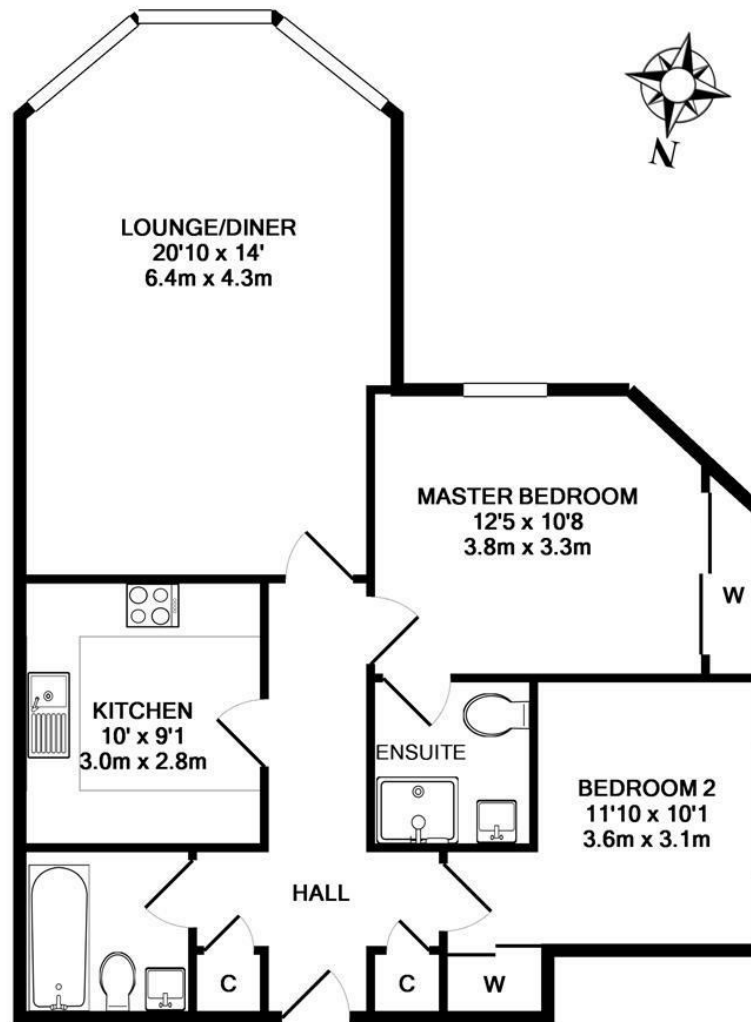
Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre with a variety of shops including Sainsburys, WH Smith, Boots, Waitrose local in Church Street, numerous restaurants and Leatherhead theatre and cinema.

Leatherhead main line railway station (about 5 minutes walk), offers fast and frequent services to London Waterloo, Victoria and London Bridge Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

There is a wide range of quality private and state schooling in the general area. Private schools include St. Johns in Leatherhead, Downsends Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC school and Therfield Secondary School.

The area generally abounds in a wealth of glorious, open countryside with Box Hill, Denbies Vineyard and Norbury Park nearby and National Trust owned Polesden Lacey in Bookham.





TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

