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

Offers In Excess Of £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.

Tenure Leasehold: 999 years from August 2006 (979 years remaining)
Service Charge: £2,358.07 25/26
Ground rent: £400pa (£200 paid half yearly). Doubles every 25 years for 1st 100 years

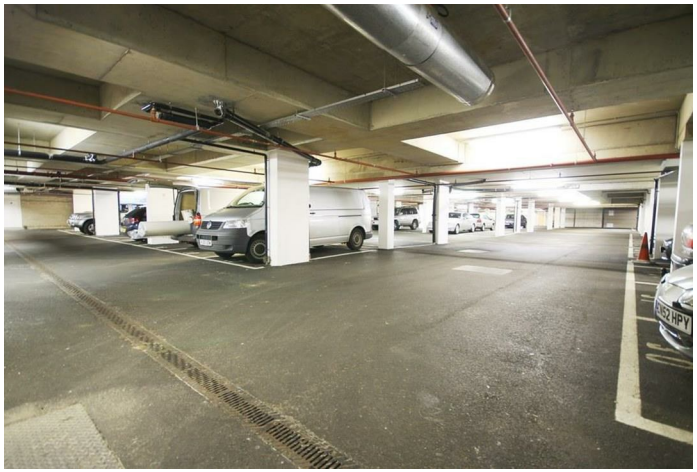
Situation

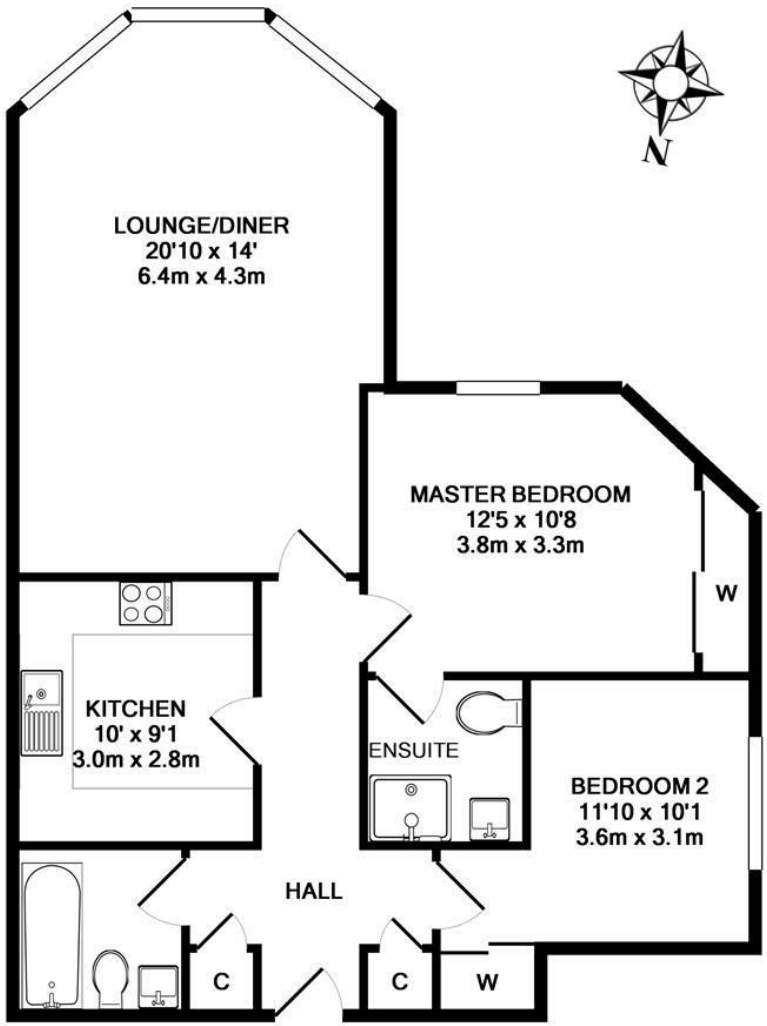
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freemen's School in Ashtead and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.





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

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