



5 Harroway Manor Cobham Road, Fetcham, Surrey, KT22 9LL

Price Guide £375,000



- SUPERB RETIREMENT APARTMENT
- TWO BEDROOMS
- FITTED KITCHEN WITH WINDOW
- SECURE RESIDENTS PARKING
- 764 SQ.FT.

- DOORS TO A PATIO AND GARDENS
- MODERN LUXURY SHOWER ROOM
- 22' X 11' SITTING/DINING ROOM
- RESIDENTS LOUNGE AND TERRACE
- NO CHAIN

Description

This delightful ground floor apartment is part of a highly desirable retirement development exclusive to the over 60's.

Beautifully presented throughout, the accommodation includes good sized hall with large storage cupboard, 22'3 x 11'3 sitting/dining room with French doors to a patio, modern fitted kitchen with integrated appliances, principal bedroom with fitted wardrobes, second bedroom and luxury shower room with large walk-in shower.

No.5 is particularly conveniently placed within the block as it is close to the residents lounge and just a short walk to the front entrance.

Other features within this retirement development include a Monday to Friday 0900 - 1400 in-house manager, electric gated entrance with entry phone system, residents parking and an attractive inner courtyard/communal gardens. There is also a guest suite available for visitors use at small charge,

N.B. On the sale of the flat a fee of 1% of the sale price is charged which transfers to the Reserve Fund.

Situation

The property is conveniently situated between Leatherhead town centre and Fetcham Village on the corner of Hawks Hill and the Cobham Road. On the corner is a small store where everyday essentials can be obtained.

Fetcham Village offers local shopping parades with Leatherhead town offering a more comprehensive selection of shops and the main line railway station. There are nearby bus stops which have routes to Bookham, Epsom and Guildford.

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.

Tenure

Leasehold - Share of Freehold

EPC

B

Council Tax Band

E

Lease

999 years from 31 March 2006

Service Charge

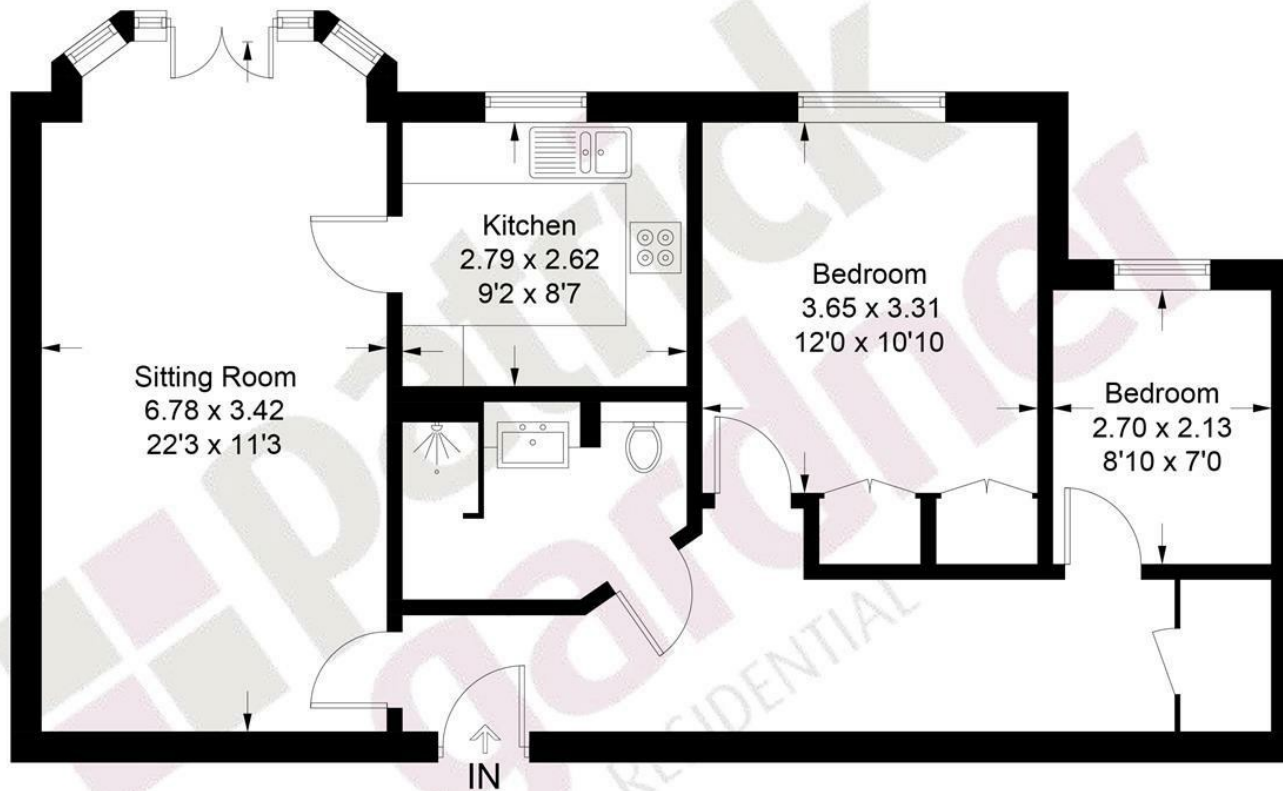
£4822.44 pa (y/e - 2026)

Ground Rent

£0.00



Approximate Gross Internal Area = 71.0 sq m / 764 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. (ID1315535)

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