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

Price Guide £600,000

- SPACIOUS PENTHOUSE APARTMENT
- EXTENDING TO 997 SQ. FT.
- LUXURY BATHROOMS
- LIFT TO ALL FLOORS
- PRIVATE ALLOCATED PARKING
- SOUTH FACING ROOF TERRACE
- TWO GENEROUS BEDROOMS
- UNDERFLOOR HEATING
- CLOSE TO LOCAL SHOPS AND AMENITIES
- 10 YEAR ICW WARRANTY

Description

Number 8 McLaren Court is a spacious, two bedroom, two bathroom penthouse apartment. Access to the property is from the stylish communal hallway via the lift or wide staircase. The open plan kitchen/living space extends to over 25' and features a range of contemporary wall and base units, complemented by modern quartz worktops and a range of integrated Bosch appliances. The worktop overhang provides a useful breakfast bar area and provides natural separation between the kitchen and reception area. Double casement doors open on to the private south facing balcony.

The master bedroom suite extends to in excess of 16' and includes an luxuriously sized shower, basin with vanity drawer, backlit LED demisting mirror and, on trend, antique brass fittings. The second bedroom is serviced by the stunning family bathroom which is finished with classic white sanitaryware and complementary 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.

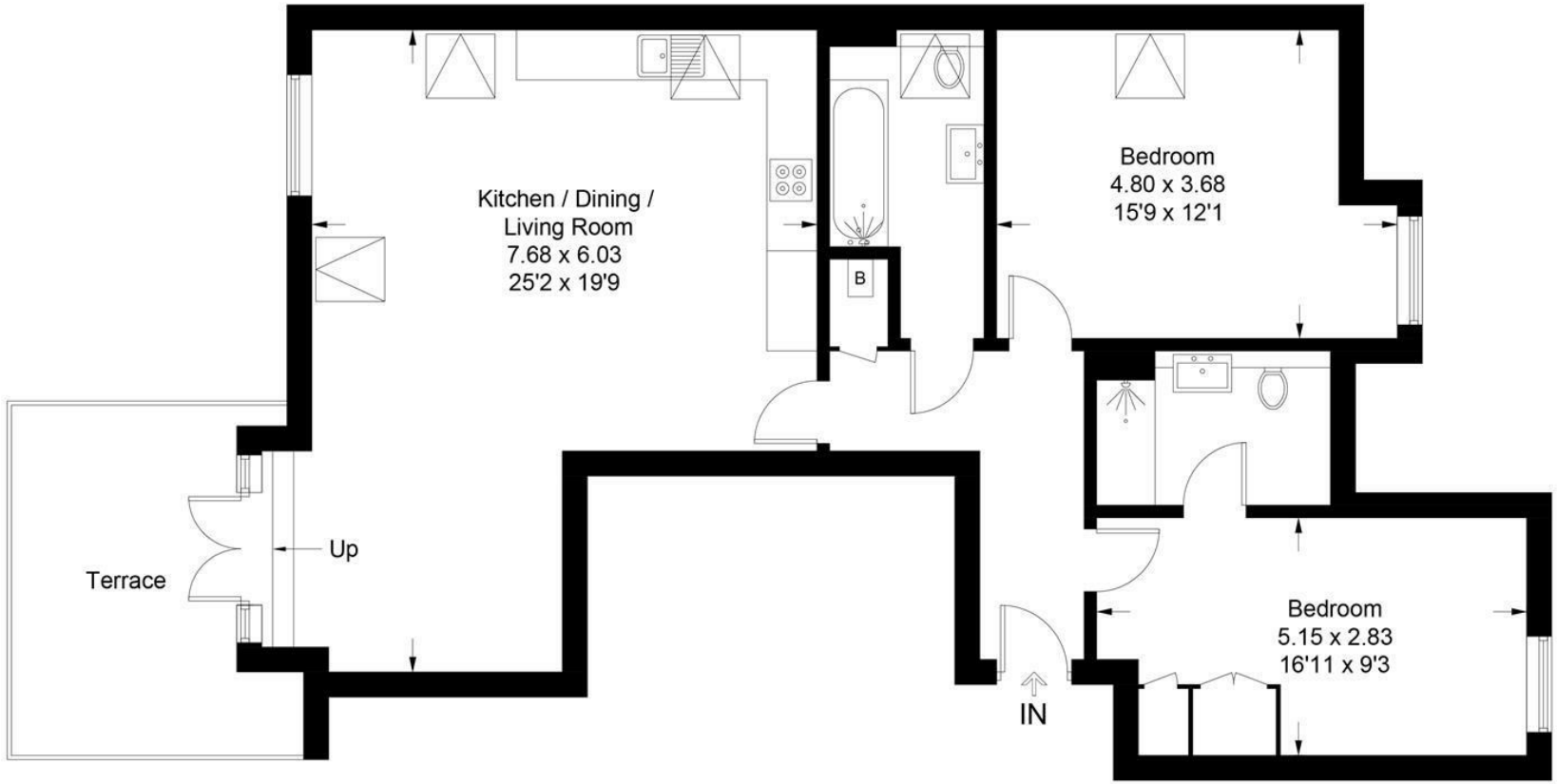
Situation

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 Ashtead 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	F
Lease	Share of Freehold - 999 years
Service Charge	£2,665 PA
Ground Rent	Peppercorn

Approximate Gross Internal Area = 92.6 sq m / 997 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. (ID1189224)

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