



Royal Swan Quarter, Leatherhead, Surrey, KT22 7JL

Guide Price £375,000

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Enjoying a tucked-away position within Royal Swan Quarter, this spacious ground-floor two bedroom, two bathroom apartment combines the convenience of central Leatherhead with a setting overlooking the development's communal courtyard. Extending to approximately 818 sq ft (76 sq m), the accommodation includes a spacious open-plan kitchen, living and dining area, with room for comfortable seating, a dining table and a layout that currently accommodates two work-from-home stations. Doors open directly onto the courtyard-side outdoor space, creating a lovely connection with the communal courtyard beyond. The tucked-away setting offers a welcome retreat from the bustle of the town centre, while shops, cafés and restaurants remain close at hand. Leatherhead station is also nearby, adding to the appeal for commuters. A spacious and versatile home offering town-centre convenience with a quieter courtyard outlook. Some photos have been digitally enhanced using AI.



Floor Area: 785 sq. ft.

Tenure: Leasehold

Service Charge: £4750 per annum

Ground Rent: £400 per annum



Flat 50, Royal Swan Quarter, Leatherhead, KT22 7JL

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft

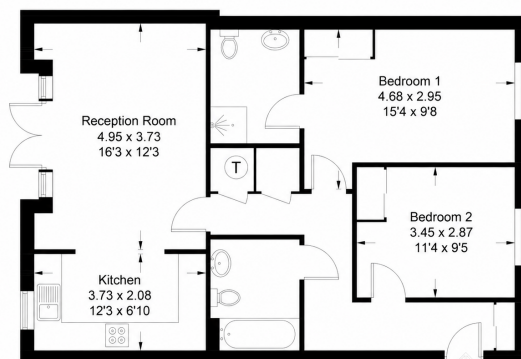


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