



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

Price Guide £365,000



- LARGE GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN WITH APPLIANCES
- RESIDENTS LOUNGE AND GUEST ROOM
- COURTYARD STYLE COMMUNAL GARDEN
- EXCLUSIVE DEVELOPMENT FOR THE OVER 60's
- 2 BATHROOMS (ONE EN-SUITE)
- GATED ENTRANCE TO RESIDENTS PARKING
- 24 HOUR ALARM SYSTEM
- SPACIOUS LOUNGE/DINING ROOM WITH FRENCH DOORS

## Description

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

With gas central heating and double glazing, the accommodation includes 21'8" lounge/dining room with French doors out to the front. The kitchen is comprehensively fitted with integrated appliances and an electric opening window over the sink. There are 2 double bedrooms with built in wardrobes and 2 bathrooms (ensuite shower to the principal bedroom). Accessed from the hall are two useful deep storage cupboards.

No.2 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.

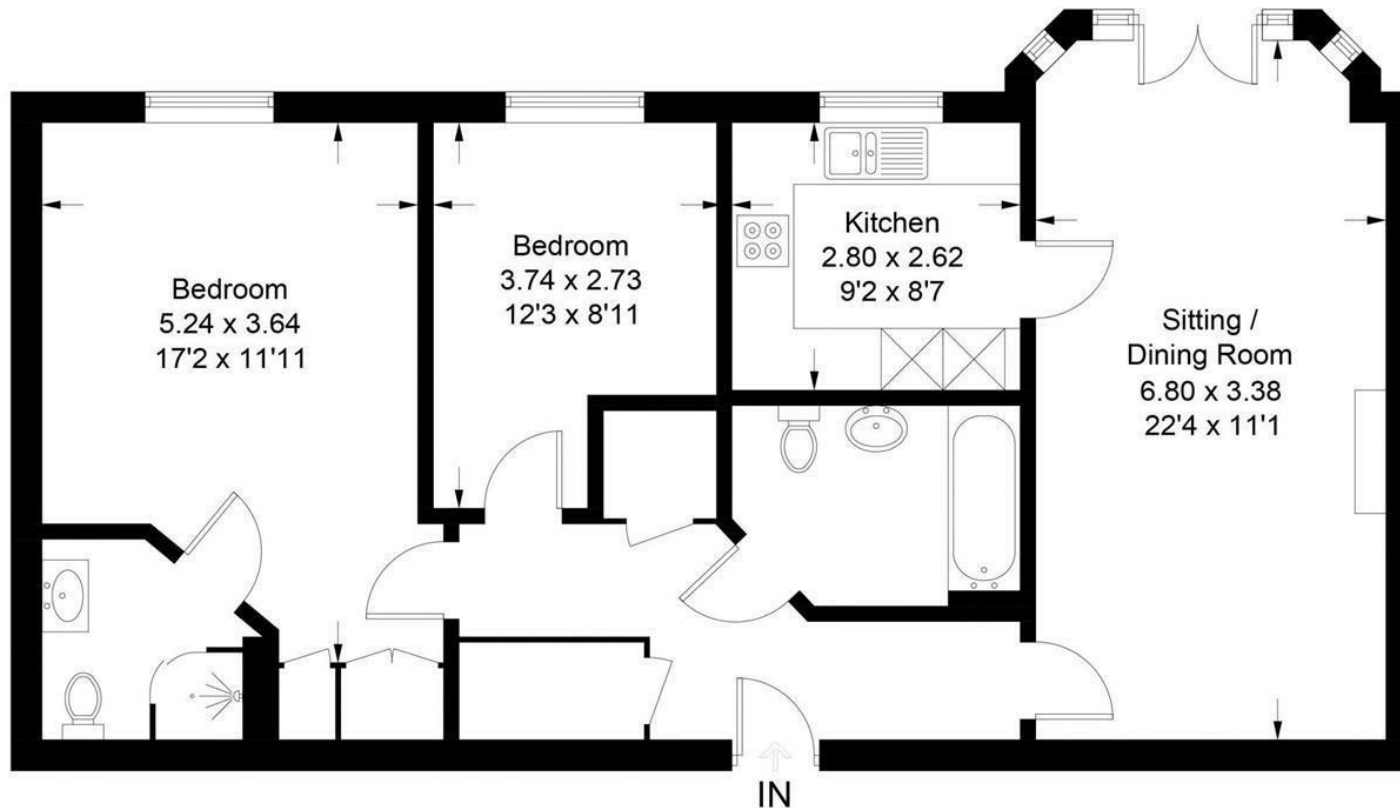
Fetcham Village offers local shopping parades with Leatherhead town offering a more comprehensive selection of shops and the main line railway station. There are nearby bus stops which have routes to Bookham, Epsom and Guildford.

Junction 9 of the M25 can be found on the 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.

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|-------------------------|---|
| <b>Tenure</b>           | Leasehold   |
| <b>EPC</b>              | C   |
| <b>Council Tax Band</b> | E   |
| <b>Lease</b>            | 999 years from 31.03.24 + A SHARE OF THE FREEHOLD |
| <b>Service Charge</b>   | £4822.44 per annum for the y/e 31st December 2025 |
| <b>Ground Rent</b>      | Not collected                                     |



Approximate Gross Internal Area = 80.9 sq m / 871 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. (ID813739)

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