



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

Price Guide £215,000



- SUPERB RETIREMENT APARTMENT
- SECOND FLOOR WITH LIFT
- GATED PRIVATE PARKING
- JULIETTE BALCONY
- COMMUNAL OUTSIDE TERRACE
- 24HR CALL SYSTEM
- RESIDENTS MANAGER
- LANDSCAPED COMMUNAL GARDENS
- COMMUNAL LOUNGE AND KITCHEN
- SHORT WALK TO LOCAL SHOPS AND TRAIN STATION

## Description

This splendid one bedroom second floor (with lift) apartment forms part of this sought after retirement development ideally situated within easy reach of both Fetcham Village and Leatherhead Town Centre.

The property's accommodation includes an inviting entrance hall with coat cupboard, spacious Living Room/Dining Hall with double doors onto a Juliette balcony, fitted kitchen with integrated appliances and a double bedroom with range of fitted wardrobes. There is a good sized bathroom with modern shower over bath.

In addition there is secure residents parking, landscaped communal gardens with lit paths, a superb residents lounge/kitchen with outside Westerly facing terrace, a visitors bedroom suite and a visiting estate manager together with a 24 hour emergency monitoring system.

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.

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.

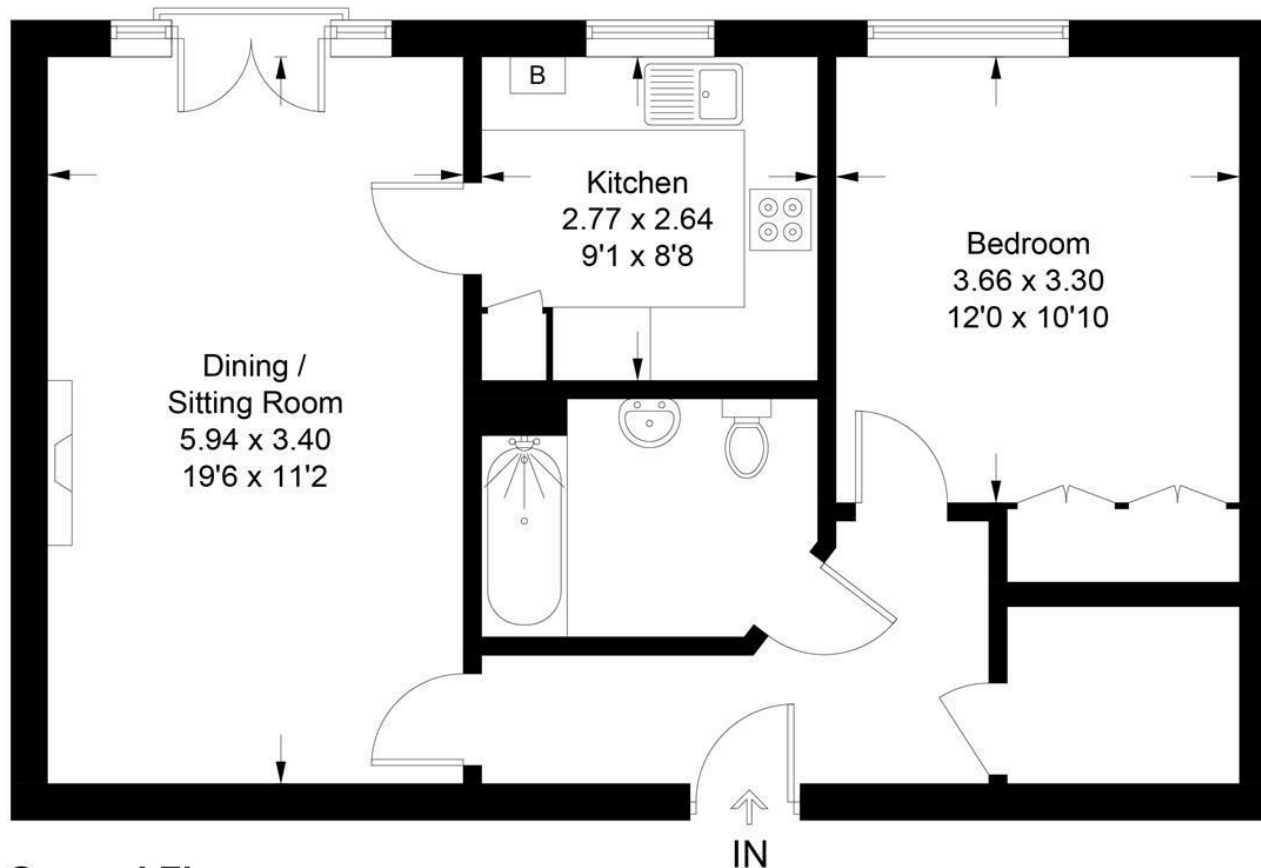
Lease : 999 years from 31st March 2006 plus share of Freehold  
Service Charge - £335.15 pcm to include water rates and building insurance.

Ground Rent £0

EPC C and Council Tax Band D



Approximate Gross Internal Area = 58.3 sq m / 627 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. (ID1111175)

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