



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

Price Guide £540,000



• FIRST FLOOR APARTMENT

• UNDERFLOOR HEATING

• EASY ACCESS TO SHOPS

• LIFT TO ALL FLOORS

• LOUNGE WITH JULIETTE BALCONY

• TWO BEDROOM TWO BATHROOM

• LUXURY KITCHEN WITH BOSCH APPLIANCES

• COMMUNAL GARDEN

• PRIVATE ALLOCATED PARKING

• 10 YEAR ICW WARRANTY

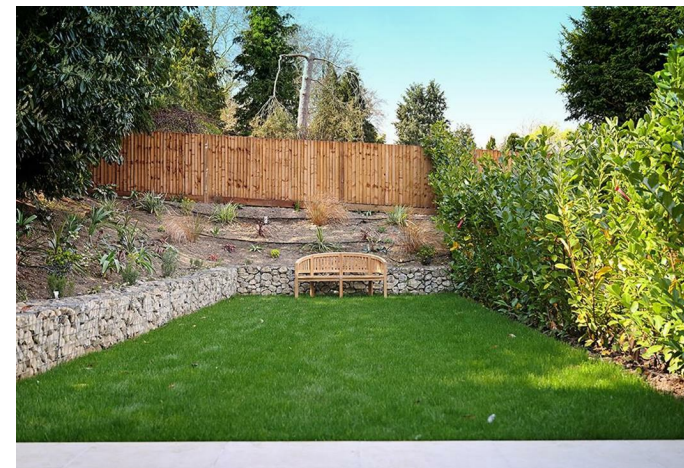
## Description

Number 4 McLaren Court is a spacious, two bedroom, two bathroom first floor apartment. Access to the property is from the stylish communal hallway via the lift or wide staircase. The open plan kitchen/living space 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. Floor to ceiling casement doors with windows either side create a bright and airy space in the main living area.

The master bedroom suite includes an oversized shower, basin with vanity drawer, backlit LED demisting mirror and, on trend, antique brass fittings. The second bedroom is serviced by the luxurious 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.



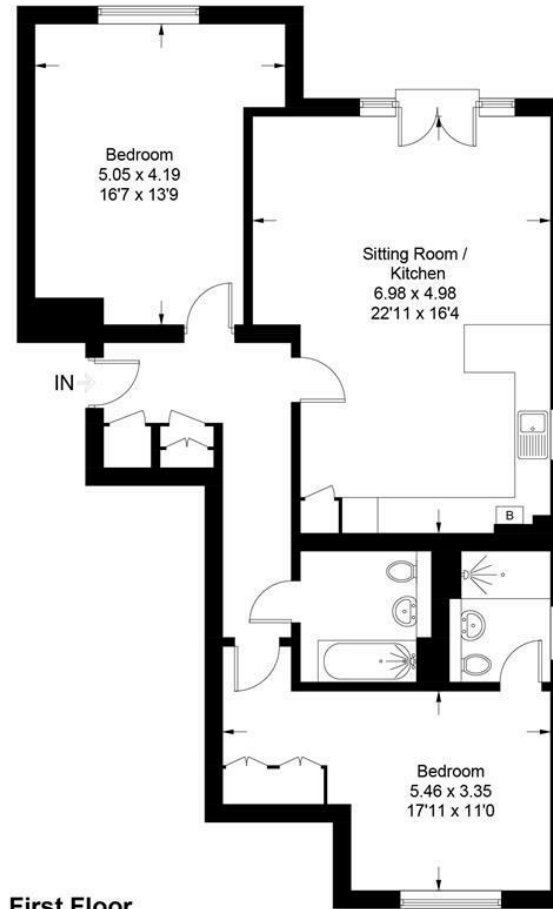
## Situation

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 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.

<b>Tenure</b>	Leasehold - Share of Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E
<b>Lease</b>	999 years
<b>Service Charge</b>	£2,665 P/A
<b>Ground Rent</b>	£0.00

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft



**First 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. (ID1189219)  
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