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

Price Guide £525,000

- VIEWING BY APPOINTMENT
- PRIVATE SOUTH FACING GARDEN
- LUXURY ENSUITE TO MASTER BEDROOM
- CLOSE TO AMENITIES
- PRIVATE ALLOCATED PARKING
- GARDEN APARTMENT
- TWO SPACIOUS BEDROOMS
- BOSCH APPLIANCES THROUGHOUT
- COMMUNAL GARDEN FOR ALL RESIDENTS
- 10 YEAR ICW WARRANTY

Description

McLaren Court is an exclusive development of just eight, two bedroom apartments offering high end accommodation designed with the most discerning purchaser in mind. Many of the properties enjoy private outside spaces whilst all of the apartments have access to a tranquil communal garden, ideal for enjoying some reflective moments.

Number 3 McLaren Court is located on the ground floor and has a super, south facing, private garden to the rear of the property, great for those sunny, summer afternoons. 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 extends to provide a useful breakfast bar area.

Both double bedrooms extend to in excess of 16'. The master bedroom is a particular feature of the property with an oversized shower, basin with vanity drawer, backlit LED demisting mirror and, on trend, antique brass fittings. Double casement doors lead to the garden with paved patio and astro turfed garden area beyond.

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.

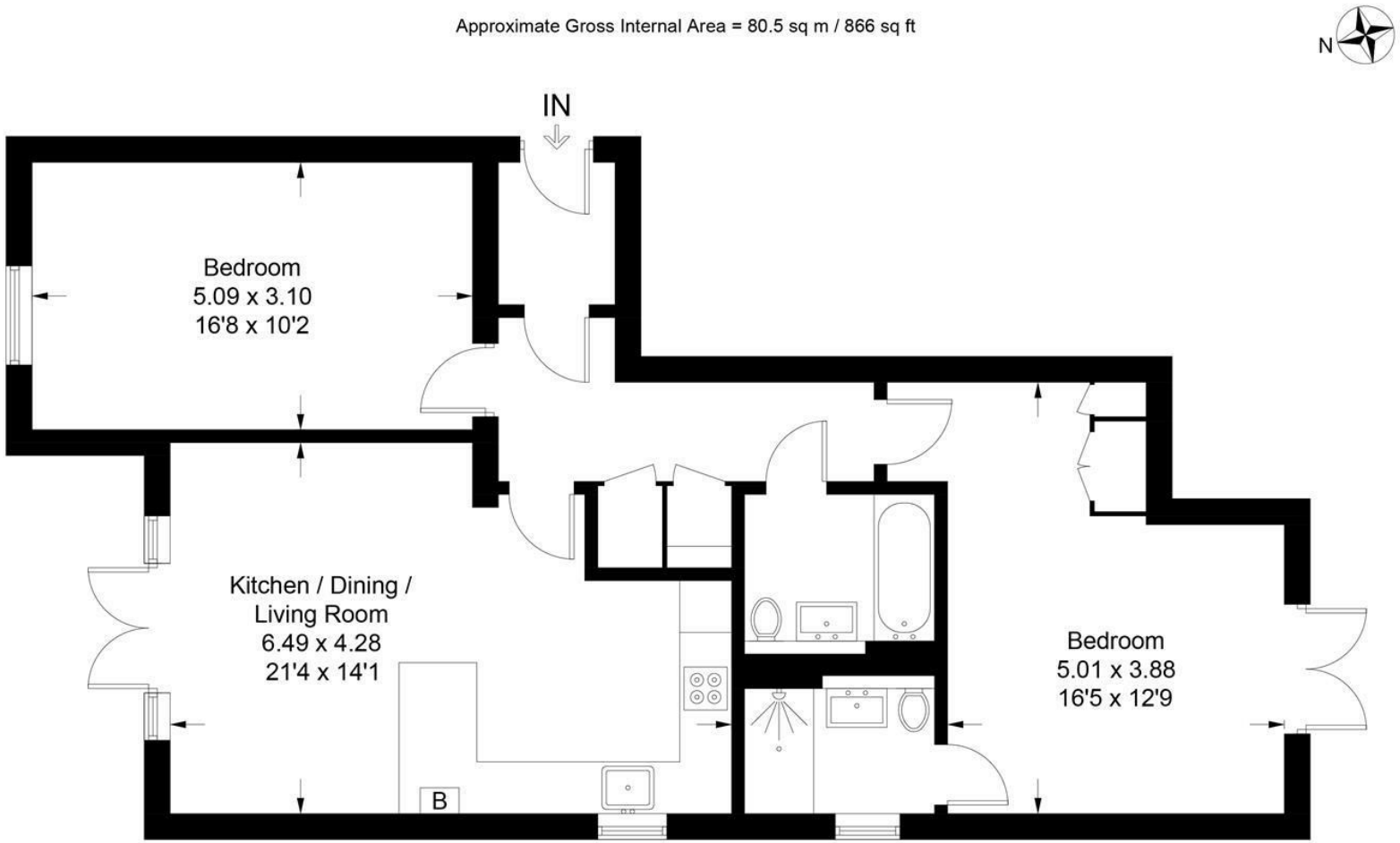
Situation

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	TBA
Lease	999 Years
Service Charge	£2,665 P/A
Ground Rent	£0.00

Approximate Gross Internal Area = 80.5 sq m / 866 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. (ID1189221)

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