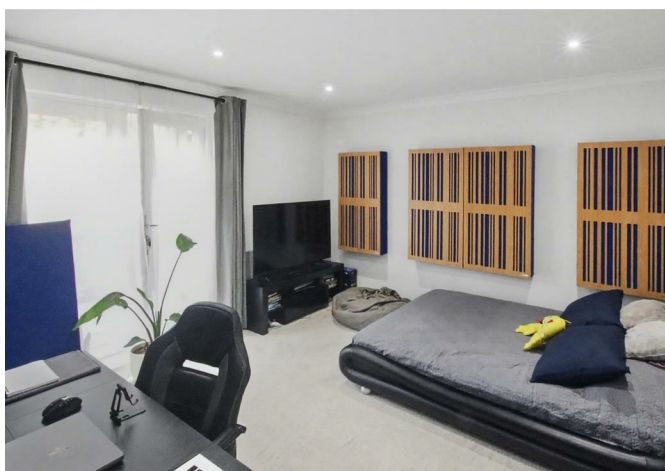
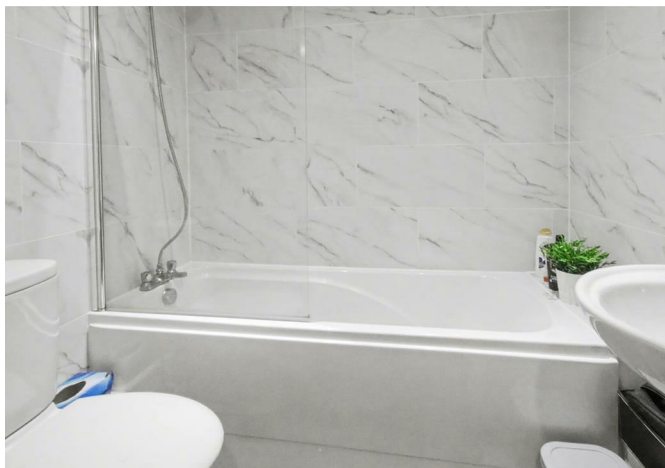




Flat 2, Royal Swan Quarter, Leret Way, Leatherhead, KT22 7JL

Price Guide £180,000



- STUDIO APARTMENT
- TERRACE
- LONG LEASE
- LIFT TO ALL FLOORS AND CAR PARK
- CLOSE TO TRAIN STATION

- GROUND FLOOR
- CHAIN FREE
- SECURE ALLOCATED UNDERGROUND PARKING
- UNDERFLOOR HEATING
- MODERNISED BATHROOM

Description

Built in 2006 by Grenville Homes, Royal Swan Quarter is a collection of top quality apartments finished to a high specification. This ground floor apartment features lift access from the secure basement parking and terrace door entrance.

Internally there is a good sized living room with ample space for a large double bed as well as a sofa and dining table. A built in storage cupboard is also provided. The kitchen has been well looked after since new and contains a built in dish washer, fridge freezer, oven and microwave. The bathroom has a bath with shower over and has been refurbished/modernised recently.

There is an airing cupboard in the entrance hall and the property is heated by underfloor heating.

Outside there is a terrace accessed by French doors and there is a secure underground carpark with an allocated space.



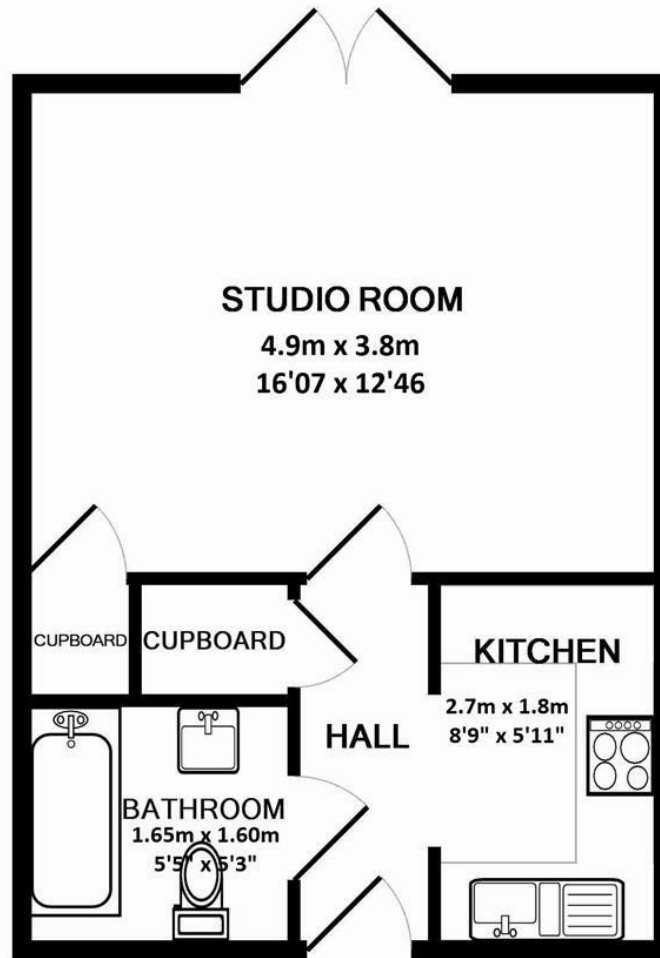
Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre with a variety of shops including Sainsburys, WH Smith, Boots, Waitrose local in Church Street, numerous restaurants and Leatherhead theatre and cinema.

Leatherhead main line railway station (about 5 minutes walk), offers fast and frequent services to London Waterloo, Victoria and London Bridge Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious, open countryside with Box Hill, Denbies Vineyard and Norbury Park nearby and National Trust owned Polesden Lacey in Bookham.

Tenure	Leasehold
EPC	C
Council Tax Band	B
Lease	999 Years from 01/01/2005 (977 Remaining)
Service Charge	£1,495.70
Ground Rent	£200 pa (Increases every 25 years for the first 100 years.)



Total Floor Area: 323 sq.ft. (30 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2009

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

