



Apartment 15, Harroway Manor Cobham Road, Fetcham, KT22 9LL

Price Guide £425,000



- SUPERB RETIRMENT APARTMENT
- TWO DOUBLE BEDROOMS
- 22' SITTING/DINING ROOM
- EXCELLENT RESIDENTS FACILITIES
- SECURE RESIDENTS PARKING
- OWN PRIVATE TERRACE
- TWO SHOWER ROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- DAY TIME MANAGER (09.30 - 12.30)
- NO CHAIN

Description

This spacious (821sq.ft) upper ground floor apartment enjoys a private terrace whilst part of a highly desirable retirement development exclusive to the over 60's.

The accommodation includes 22'4" sitting/dining room with French doors to the terrace with glazed balustrading and steps to the communal gardens. The kitchen is comprehensively fitted with integrated appliances and an electric opening window over the sink. The principal bedroom has range of fitted wardrobes and en suite shower room whilst the second double bedroom is set up as a study, has fitted wardrobes and an adjoining shower room with large 'walk-in' shower. Accessed from the hall are two useful deep storage cupboards.

Other features within this retirement development include a Monday to Friday 09.30 - 12.30 in-house manager, electric gated entrance with entry phone system, residents parking and a residents lounge with 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

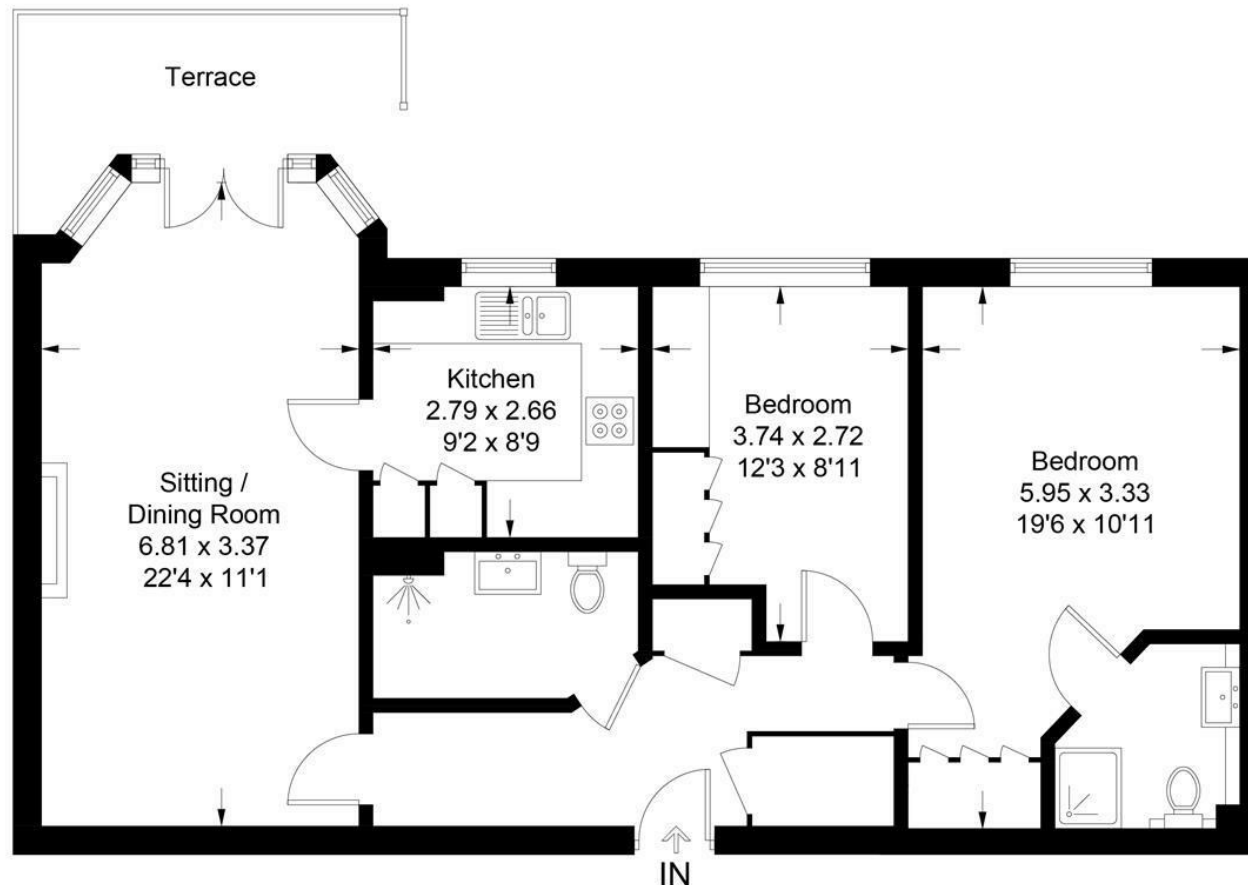
Fetcham village offer a good variety of outlets including a Sainsburys Local, Boots, Post Office, coffee shops and restaurants. Leatherhead town is also close by and offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, library, Waitrose in Church Street and Nuffield Gym in The Crescent. The public leisure centre is only 5 minutes walk located on the edge of the town at Fetcham Grove.

Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.

Tenure	Leasehold - Share of Freehold
EPC	C
Council Tax Band	E
Lease	999 years from 2006 + Share of the Freehold
Service Charge	£401.87 pcm (Incl. Water, Building insurance & Care Line) 31st March 25 - 1st April 26
Ground Rent	£0.00

Approximate Gross Internal Area = 76.3 sq m / 821 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. (ID1218437)

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