



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

Price Guide £535,000



- SHARE OF FREEHOLD
- ALLOCATED PARKING
- STYLISH NEUTRAL INTERIORS
- WALKABLE TO SHOPS
- FITTED WARDROBES

- LUXURY 2 BEDROOM, 2 BATHROOM
- SUNNY COMMUNAL GARDENS
- BOSCH APPLIANCES
- EASY TRANSPORT LINKS
- 10 YEAR ICW WARRANTY

## Description

McLaren Court is an exclusive development of just eight apartments, offering thoughtfully designed luxury living. There is allocated parking, a lift to all floors and an easily accessed landscaped communal garden.

Number 6 McLaren Court is a spacious two bedroom, two bathroom apartment located on the first floor. There is an open plan kitchen/living space with a range of contemporary wall and base units, complemented by modern quartz worktops and integrated Bosch appliances.

The principal bedroom has fitted wardrobes, and an ensuite, benefitting from an oversized shower, basin with vanity drawer and a backlit LED demisting mirror. The family bathroom is stylishly tiled with full sized bath and shower.

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.

\*\* Furnished photos are from the show home apartments \*\*



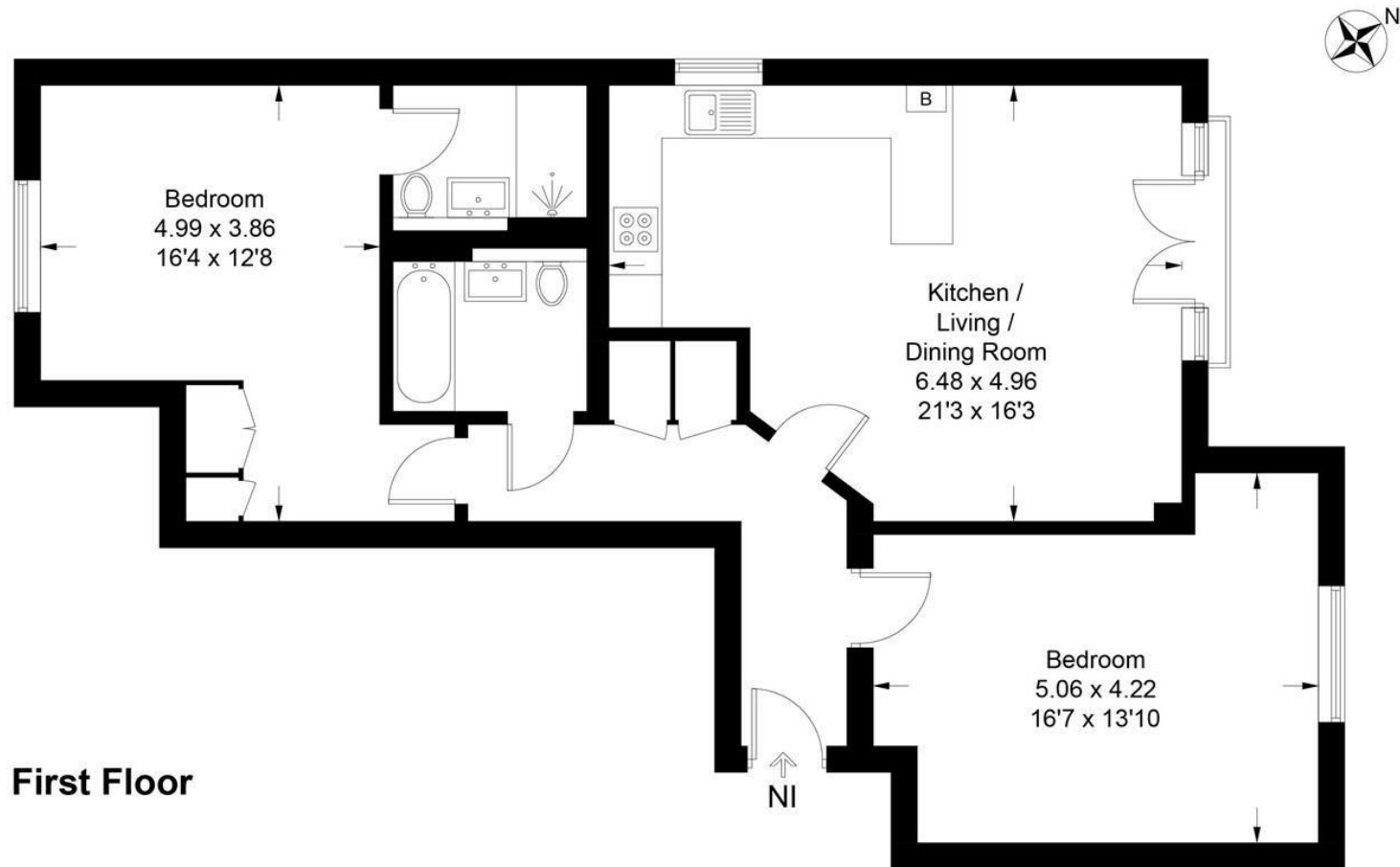
## Situation

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> | TBA                           |
| <b>Lease</b>            | 999 years                     |
| <b>Service Charge</b>   | £2,665 P/A                    |
| <b>Ground Rent</b>      | £0.00                         |

Approximate Gross Internal Area = 84.4 sq m / 908 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. (ID1189223)

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

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