



27 Harroway Manor Cobham Road, Fetcham, Surrey, KT22 9LL

Asking Price £399,950



- SPACIOUS TOP FLOOR APARTMENT
- EXCLUSIVE TO THE OVER 60'S
- KITCHEN WITH INTEGRATED APPLIANCES
- SECOND BEDROOM & GUEST BATHROOM
- GATED ENTRANCE AND SECURITY INTERCOM
- OVER 1000 SQ FT
- 21'8 x 13'5" LIVING ROOM
- MAIN BEDROOM WITH EN-SUITE SHOWER
- RESIDENTS LOUNGE & GUEST ROOM
- VISITORS AND RESIDENTS PARKING

## Description

A beautifully presented two double bedroom second floor (top) luxury apartment exclusively designed for the over 60's and situated on the Leatherhead / Fetcham borders.

The spacious accommodation can be reached via stairs or a lift. A private front door opens into a welcoming L-shaped entrance hall (with useful storage cupboard) leading through to a generously sized 'light and airy' living room (21'8" x 13'5") with bay window overlooking the gardens. The fitted kitchen features a range of wall and base units with inset hob and extractor, eye-level oven, washing machine, slimline dishwasher and integrated fridge freezer. The main bedroom has the benefit of fitted wardrobes, additional storage and a light and spacious en-suite with shower, w.c. and wash hand basin. The second bedroom is served by a guest bathroom.

Externally are delightful communal gardens with quiet courtyard area and residents and visitors parking. The property benefits from a visiting estate manager, residents lounge and guest room for visitors, 24 hour emergency monitoring system, electric gated entrance. Share of the Freehold.

## Situation

The property is conveniently situated between Leatherhead town centre and Fetcham Village on the corner of Hawks Hill and the Cobham Road.

Fetcham Village offers local shopping parades with Leatherhead town offering a more comprehensive selection of shops and the main line railway station. There are nearby bus stops which have routes to Bookham, Epsom and Guildford. 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.

Tenure : Leasehold (Share of Freehold)

999 years from 2006

Service Charge £410.50 pcm (31.03.24 - 31.03.25)

Ground Rent £0

EPC : C

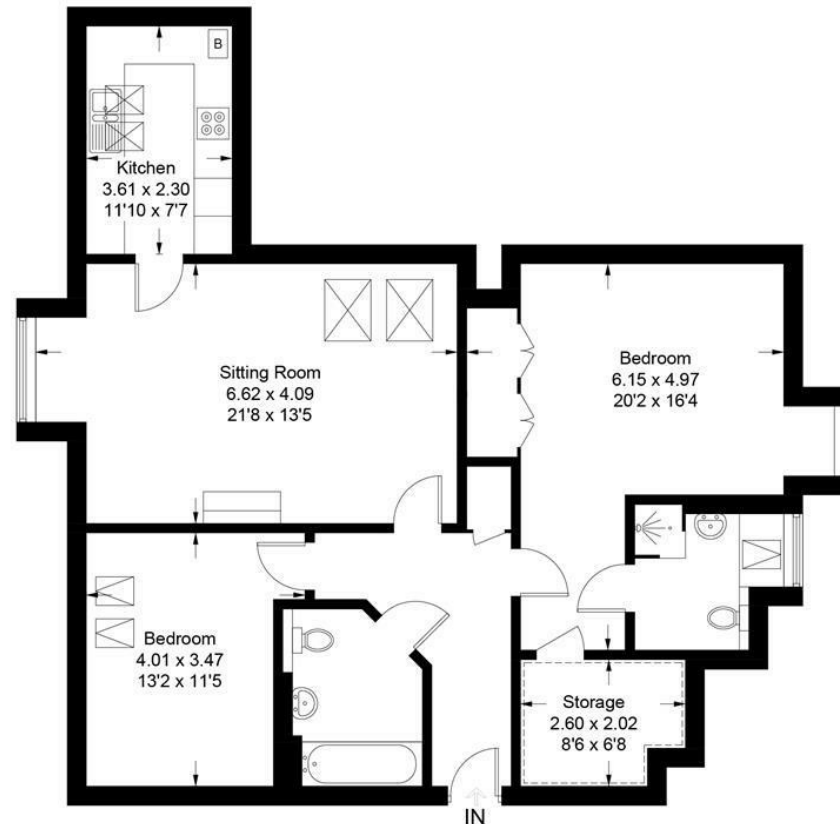
Council Tax Band : E



Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft



 = Reduced headroom below 1.5m / 5'0



**Second 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. (ID947830)  
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