



**patrick
gardner**
RESIDENTIAL

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

Price Guide £365,000



- TWO DOUBLE BEDROOM APARTMENT
- ENTRANCE HALL WITH STORAGE
- KITCHEN INTEGRATED APPLIANCES
- SECOND BEDROOM WITH GUEST BATH
- RESIDENTS LOUNGE & GUEST SUITE
- DEVELOPMENT FOR THE ACTIVE OVER 60'S
- LIVING ROOM WITH JULETTE BALCONY
- PRINCIPAL BEDROOM WITH E/S SHOWER
- ON-SITE DAYTIME MANAGER
- DELIGHTFUL GARDENS/SECURE PARKING

Description

A beautifully presented second floor two double bedroom retirement apartment situated within a gated development ideally located close to Leatherhead town centre and Fetcham Village.

The property features a 20' sitting room with central fireplace, bay window with Juliette balcony overlooking the front gardens and return door to a fully fitted kitchen with integrated appliances. The master bedroom has an en suite shower room whilst the second double bedroom has an adjacent bathroom. There are also two good sized storage cupboards off the hall.

Harroway Manor has an active residents committee with superb resident's facilities including, lovely gardens, lounge, Westerly facing terrace and visitor's suite. There is a part-time, weekday residents manager located by the main entrance hall. Each apartment has a built-in call system and alert device providing assistance 24 hours a day.

Situation

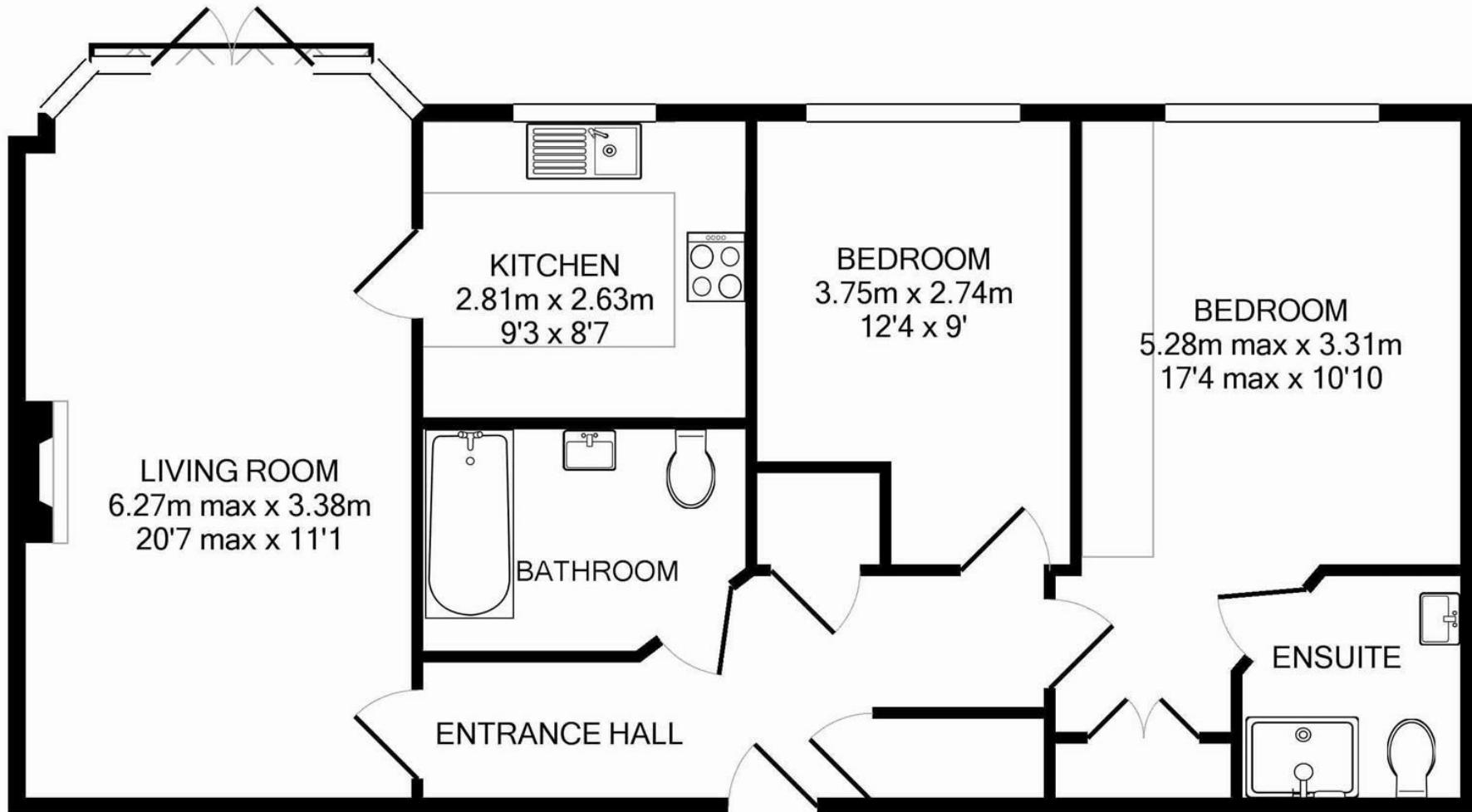
The property is conveniently situated between Leatherhead town centre and Fetcham Village on the corner of Hawks Hill and the Cobham Road.

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 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.

Lease : 999 years from 2006 plus share of Freehold
Service Charge - £410.50 pcm to include water rates and building insurance (31.03.24 - 31.03.25)
Ground Rent £0

EPC C and Council Tax Band E





Total Approx. Floor Area 72.8 Sq.M. (783 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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