



6 Canons Court 50 Cannon Grove, Fetcham, KT22 9LS

Price Guide £250,000

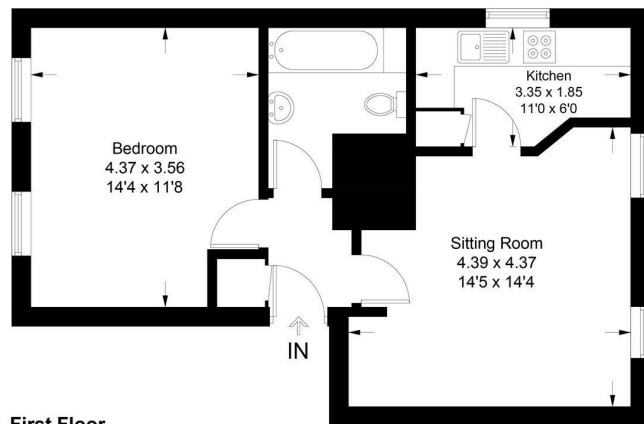
- GRADE II LISTED
- 1 BEDROOM
- BEAUTIFUL COMMUNAL GARDENS
- IDEAL FIRST TIME BUY
- CLOSE TO STATION
- FIRST FLOOR
- PRIVATE PARKING
- SECURE BIKE STORAGE
- CLOSE TO GOOD SCHOOLS
- GAS CENTRAL HEATING

A unique and well presented first floor apartment, forming part of this attractive Grade II Listed former farmhouse, benefitting from well maintained communal gardens. Other features include high ceilings, sash windows, gas fired heating via radiators, off road parking and a secure basement bike store.

The property is situated in a popular Fetcham Location and is a short walk from Leatherhead Tennis Club. Also close by are OFSTED rated 'outstanding' and 'good' schools and there are a great variety of shops in Fetcham Village and Leatherhead Town Centre. Leatherhead Train Station is within walking distance and has regular direct trains to London.



Approximate Gross Internal Area = 47.6 sq m / 512 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. (ID1207454)

Tenure 150 Years Remaining
Lease Leasehold
Service Charge £1,493
Ground Rent £100
Council Tax Band C

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