



10 Harroway Manor Cobham Road, Fetcham, KT22 9LL

Price Guide £300,000



- SUPERB RETIREMENT APARTMENT
- 24HR CALL SYSTEM
- 17'9 DINING HALL
- 19'7 DOUBLE BEDROOM
- SECURE PARKING & LANDSCAPED GROUNDS
- 842 SQ.FT.
- FIRST FLOOR WITH LIFT
- 19'7 SITTING ROOM
- EXCELLENT RESIDENT FACILITIES
- PART-TIME RESIDENTS MANAGER

Description

This splendid and larger (842sq.ft) than usual one bedroom first floor (with lift) apartment forms part of this sought after retirement development ideally situated within easy reach of both Fetcham Village and Leatherhead Town Centre.

The property's accommodation includes a spacious Entrance/Dining Hall with coats cupboards, 19'7 in length Living Room with double doors onto a Juliette balcony and a large 19'7 double bedroom with range of fitted wardrobes. There is a good sized bathroom with modern 'walk-in' shower and fully fitted kitchen with window.

In addition there is secure residents parking, landscaped communal gardens with lit paths, a superb residents lounge/kitchen with outside Westerly facing terrace, a visitors bedroom suite and a visiting estate manager together with a 24 hour emergency monitoring system.

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.

Lease : 999 years from 2006 plus share of Freehold

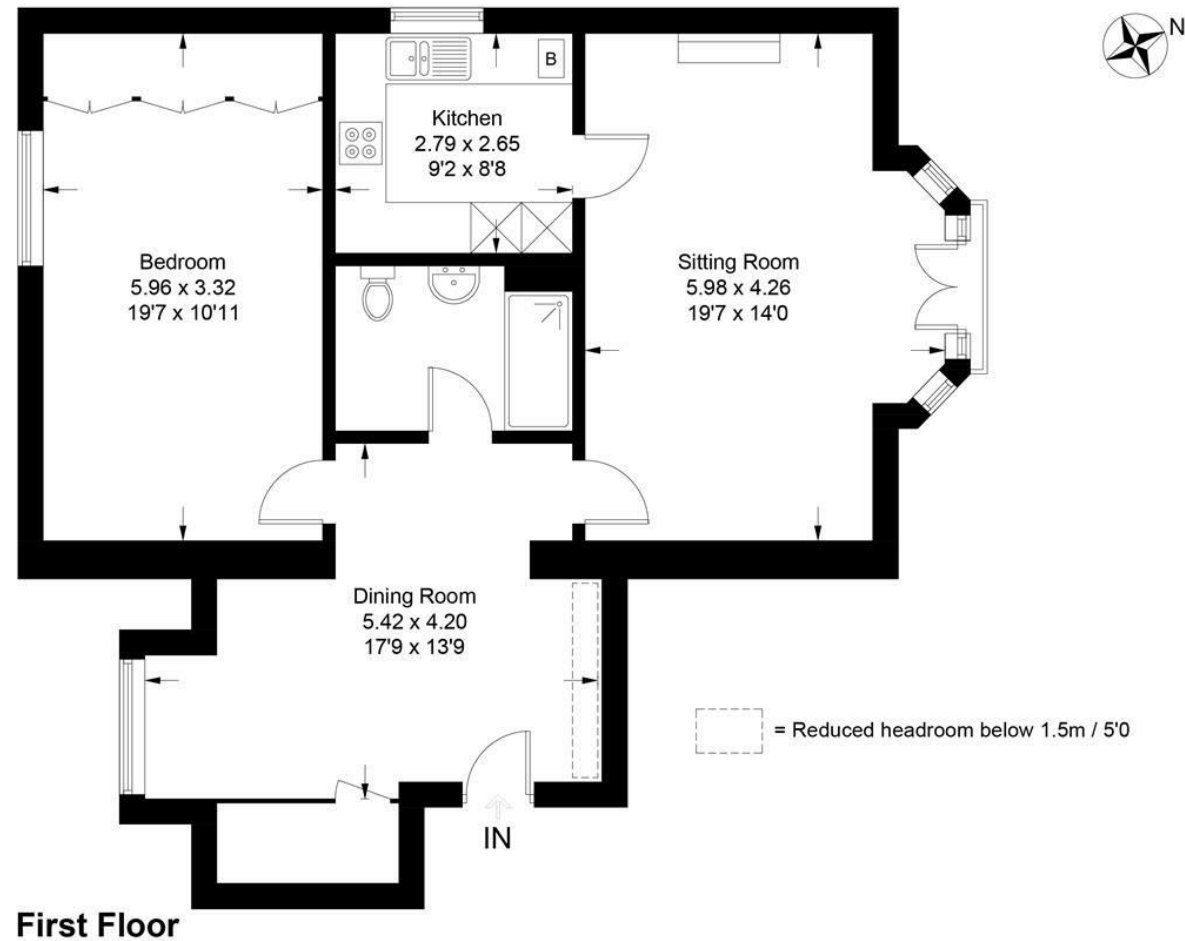
Service Charge - £325 per month to include water rates and building insurance

Ground Rent £0

EPC C and Council Tax Band E



Approximate Gross Internal Area = 78.2 sq m / 842 sq ft



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. (ID939136)
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