

patrick gardner
RESIDENTIAL

38, Royal Swan Quarter Leret Way, Leatherhead, KT22 7JL

Price Guide £250,000









- SUPERB TOP FLOOR APARTMENT
- BALCONY
- FULLY FITTED KITCHEN
- NO CHAIN
- CLOSE TO TOWN CENTRE
- DISTANT SOUTHERLY VIEWS
- SECURE UNDERGROUND PARKING
- LONG LEASE
- LIFT SERVICE
- CLOSE TO MAINLINE TRAIN STATION

Description

Built in 2006 by Grenville Homes, Royal Swan Quarter is a collection of top quality apartments finished to a high specification. This top floor apartment features lift access from the secure basement parking and private southerly facing balcony.

The spacious accommodation includes an L shaped entrance hall with built in cupboards and separate cloakroom. There is a good sized double bedroom with en-suite and fitted wardrobes. The delightful sitting/dining room which has French doors out to the balcony. The kitchen is finished to a high standard with integrated appliances include a washer/dryer, microwave, fridge/freezer, electric hob and oven. The apartment is double glazed and the development also features a fire sprinkler system.

There is a secure underground allocated parking space. No chain

Situation

Royal Swan Quarter is within a stones throw of the town centre, Waitrose, Parish Church, Nuffield Gym and a 5 minutes walk of Leatherheads mainline station.

The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.

The seller has paid a £703 Lift Charge (separate to the service charge) for the replacement of a new lift. We understand there is a schedule of works to replace the four lifts in the building over the next 4 years.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 years from 01/01/2005 (978 years remaining)
Service Charge	£2,918 (£703 on top has been paid for a new lift)
Ground Rent	£300 (doubles every 25 years for the first £100 years)







Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



Third 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. (ID1223179)

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