

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

Price Guide £315,000









- FIRST FLOOR APARTMENT (786 SQ.FT)
- TWO DOUBLE BEDROOMS
- 20'10 x 14 SITTING DINING ROOM
- IDEAL INVESTMENT OR FIRST TIME BUY
- LONG LEASE
- SECURE UNDERGROUND PARKING
- TWO BATHROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- TOWN CENTRE
- NO CHAIN

Description

Built in 2006 by Grenville Homes, Royal Swan Quarter is a collection of top quality apartments finished to a high specification. This spacious first floor apartment offers 786 sq.ft and features a Southerly aspect from the lounge over the courtyard garden and lift access from secure underground parking.

The apartment includes zoned underfloor electric heating and double glazing and is also offered with no onward chain. The spacious accommodation includes an entrance hall with two built in cupboards, there are two good sized double bedrooms with fitted wardrobes, en suite to the main, and second bathroom with over bath shower. The spacious and bright sitting/dining room measures 20'10 x 14' and the kitchen is finished to a high standard with granite worktops and integrated appliances include a washer/dryer, microwave, fridge/freezer, electric hob and oven.

Externally are courtyard gardens and allocated parking with electric gated entrance.

**The seller has paid a £905 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	F
Lease	999 years from 01/01/2005. 977 Remaining.
Service Charge	£3,856 (**£904 on top has been paid for a new lift).
Ground Rent	£400 (Deed of variation in place to cap the ground rent at £400 forever)

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre with a variety of shops including Sainsburys, WH Smith, Boots, Waitrose local in Church Street, numerous restaurants and Leatherhead theatre and cinema.

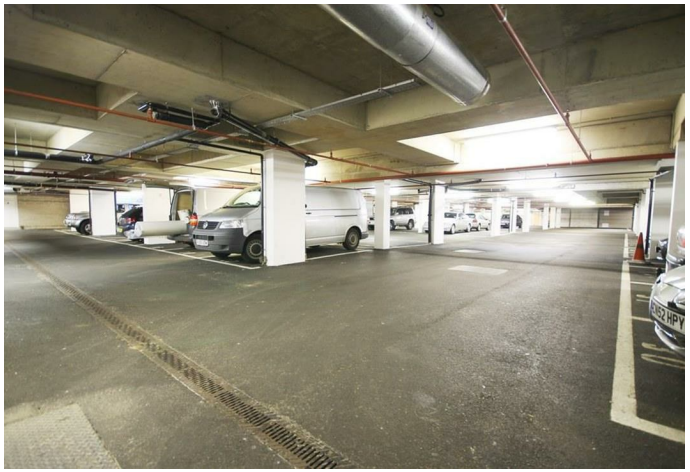
Leatherhead main line railway station (about 5 minutes walk), offers fast and frequent services to London Waterloo, Victoria and London Bridge Junction 9 of the M25 can be found on the Ashtead side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

There is a wide range of quality private and state schooling in the general area. Private schools include St. Johns in Leatherhead, Downsend Prep School, City of London Freemen's School in Ashtead and state schools include St Andrew's RC school and Therfield Secondary School.

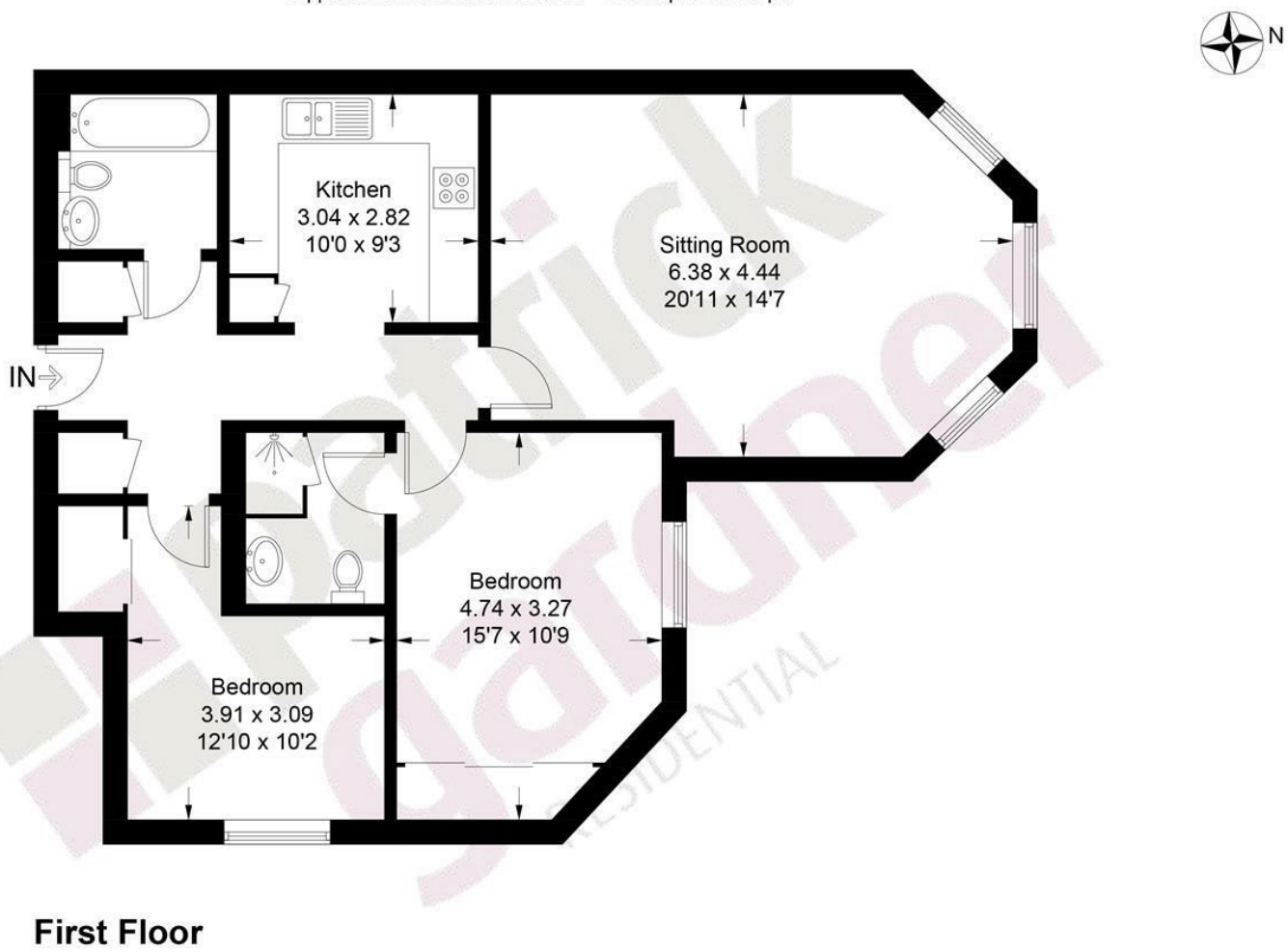
The area generally abounds in a wealth of glorious, open countryside with Box Hill, Denbies Vineyard and Norbury Park nearby and National Trust owned Polesden Lacey in Bookham.







Approximate Gross Internal Area = 80.2 sq m / 863 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. (ID1346465)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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