

29 Royal Swan Quarter Leret Way, Leatherhead, Surrey, KT22 7JL

Price Guide £340,000









- 2 DOUBLE BEDROOMS
- SEPARATE CLOAKROOM W/C
- ALLOCATED UNDERGROUND CARPARK
- UNDERFLOOR HEATING
- LIFT SERVICE FROM THE CARPARK
- 2 ENSUITE BATHROOMS
- BALCONY
- NO CHAIN
- KITCHEN WITH INTEGRATED APPLIANCES
- CLOSE TO TOWN/TRAIN STATION

Description

A beautifully presented two-bedroom second-floor apartment comes to the market with no chain, ideally situated within the sought-after Royal Swan Quarter development in Leatherhead.

The welcoming entrance hall takes you into a spacious living and dining room, providing an excellent area for both relaxing and entertaining. The room benefits from access to a private balcony, offering pleasant views and a lovely outdoor space to enjoy throughout the year.

The separate kitchen provides modern fitted units with built in appliances.

There are two generous double bedrooms, both benefiting from their own private en-suite facilities. One en-suite features a modern shower, while the other benefits from a bath, providing flexibility to suit different preferences. A separate cloakroom/WC further enhances the practicality of the apartment.

Further benefits include an allocated underground parking space, providing secure and convenient parking, with lift access directly from the underground car park to the residential floors.

**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.

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.

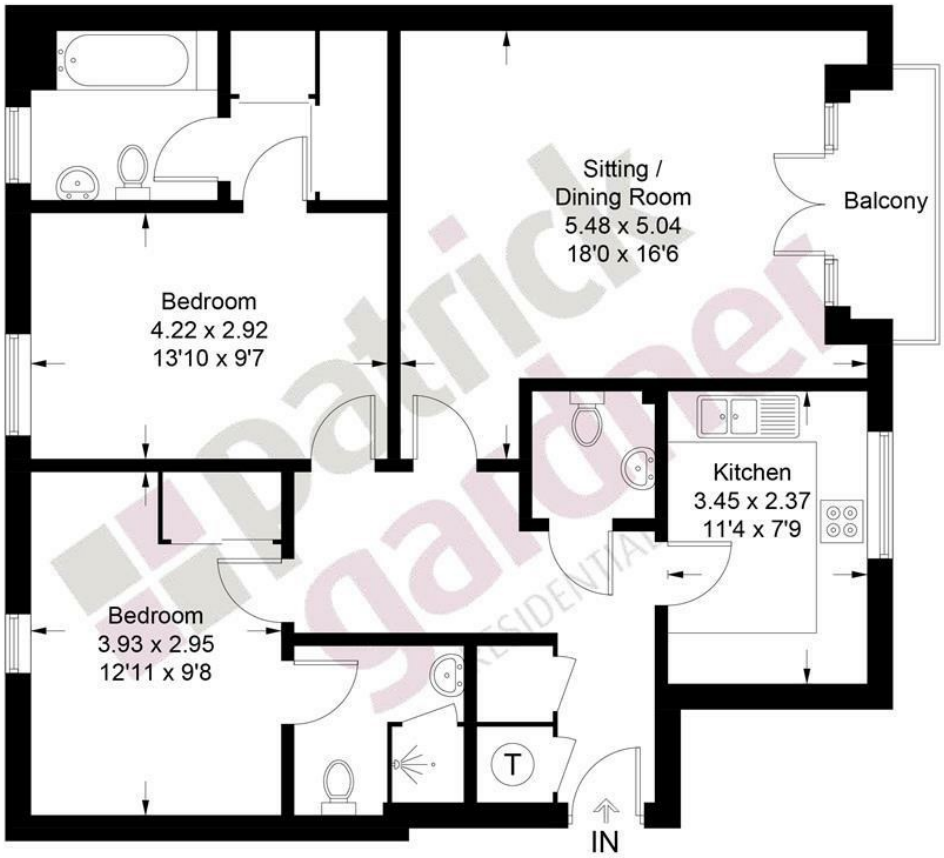
Tenure	Leasehold
EPC	C
Council Tax Band	F
Lease	999 years from 01/01/2006. 978 Remaining.
Service Charge	£3,856 (£904 on top has been paid for the new lifts.)
Ground Rent	£400







Approximate Gross Internal Area = 85.2 sq m / 917 sq ft



Second 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. (ID1332894)

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