



**DOUBLE BEDROOM 1ST FLOOR
BALCONY OVER COURTYARD
SECURE UNDERGROUND PARKING**

**EN SUITE BATHROOM + CLKROOM
26' LOUNGE & FITTED KITCHEN
ELECTRIC UNDER FLOOR HEATING**

Christies Residential are pleased to offer for sale one double bedroom 1st floor apartment with lift service & balcony over looking a courtyard. The property is situated in the Heart Of Leatherhead Town, within walking distance of Leatherhead Mainline Station and benefits: No onward chain, security entry, electric under floor heating, 20' living room with doors onto balcony, fitted kitchen, 16' bedroom with en- suite bathroom, separate cloakroom, secure underground parking & communal courtyard.

**Flat 20, Royal Swan Quarter, Leret Way,
Leatherhead, Surrey, KT22 7JL**

£250,000

Communal Lobby
With lift and stairs to upper floors

Entrance Hall
Via wood door. Laminated flooring. Storage cupboard. Airing cupboard housing Megaflow system.

Fitted Kitchen
9.6" X 8.6" (2.93m X 2.62m)
Range of wood fronted fitted wall & base units. Granite work surfaces with in set 1 & 1/2 sink unit. Built in electric oven with ceramic hob over. Integrated dishwasher, microwave, washer/dryer and fridge/freezer. Attached breakfast table with two chairs.

Cloakroom
Part tiled walls. Ceramic tiled floor. Extractor. Pedestal wash hand basin with matching low level WC.

Living Room
20.3" X 9.6" (6.19m X 2.93m)
Laminated flooring. Double glazed French doors to:

Balcony
With views over the communal courtyard.

Double Bedroom
16.11" X 10.2" (4.91m X 3.11m)
Double glazed window. Fitted double wardrobe. Laminated floor.

En-Suite Bathroom
11.3" X 6.4" (3.44m X 1.95m)
Part tiled walls. Ceramic tiled floor. Extractor. Matching white suite comprising: panel enclosed bath with wall mounted mixer shower and screen, pedestal wash hand basin & low level WC.

Secure Underground Parking

Communal Courtyard with seating areas

SECURE UNDERGROUND PARKING

TENURE
Leasehold

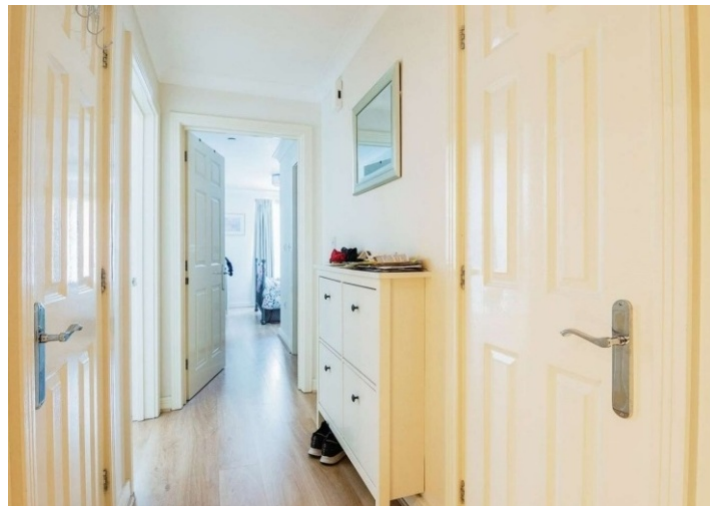
LEASE
979 years Unexpired

GROUND RENT
£300.00 Per year (Doubling in 2030)

SERVICE CHARGE
£2979.00 Per year

Local Authority
Mole Valley District Council

Council Tax
Tax Band D





| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

First Floor Flat

Approx. 578.2 sq. feet



Total area: approx. 578.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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