







## FRASER COURT, FAIRFIELD ROAD LEATHERHEAD, KT22 7FQ

**Luxury First Floor Apartment  
Town Centre Location  
Set In A Conservation Area**

**Immediate Vacant Possession  
Two Double Bedrooms  
Luxury Bathroom with Separate Shower  
Stylish Kitchen with Integrated Appliances & Granite  
Work Surfaces  
Allocated Parking Space  
Double Glazing and Gas Central Heating  
Communal Garden Area  
One of Only Four Apartments**



A purpose built luxury two bedroom first floor apartment set within a conservation area and situated in the centre of Leatherhead town centre with the Swan centre shopping complex and several supermarkets including Waitrose. There are main bus routes within a few minutes walk together with Leatherhead main line station which provides regular services into Central London (Waterloo/Victoria). The apartment is one of just four built in 2013 by Stonecot Homes and is beautifully presented throughout and benefits from a stylish kitchen with integrated appliances, granite work surfaces, splashbacks and upstands, a spacious living room, luxury bathroom with separate shower, communal garden, allocated parking and a visitor space. An internal inspection is highly recommended.



## COMMUNAL ENTRANCE

Entry Phone System, communal stairs rise to:

## FIRST FLOOR

### FIRST FLOOR LANDING

Front door to:

#### ENTRANCE HALL

timber effect floor, wall mounted coat hooks, electric consumer unit, radiator, access to loft, built in storage cupboard, door to:

**LOUNGE/DINING ROOM** 15'9" × 14'5" (4.80m × 4.39m)

timber effect floor, two double glazed windows, front aspect, radiator, wall light points, opening to:

**KITCHEN** 10'1" × 7'3" (3.07m × 2.21m)

Fitted with an excellent range of gloss white contemporary fronted wall and floor units having a handless design and all complemented with contrasting granite work surfaces, under slung one and half bowl sink unit, mixer tap, built in Zanussi oven, inset Zanussi induction hob with chimney style stainless steel and glass extractor, integrated washer/dryer, fridge/freezer and dishwasher, concealed Worcester combination gas fired boiler, double glazed side aspect window, mains connected smoke alarm, recessed ceiling lights.

**BEDROOM 1** 13'2" × 10'2" (4.01m × 3.10m)

radiator, built in wardrobe, double glazed rear aspect window.

**BEDROOM 2** 11'4" × 7'2" (3.45m × 2.18m)

radiator, double glazed rear aspect window.

#### LUXURY BATHROOM

white suite comprising panel bath with central mixer tap and shower attachment, separate fully tiled shower cubicle with thermostatic fixed rainfall shower plus hand held shower, sliding glazed shower door, part tiled walls, low level w.c. with concealed cistern, vanity unit, wash hand basin with drawers under, mixer tap, fitted mirror, extractor fan, chrome towel rail, recessed ceiling lights.

## OUTSIDE

### PARKING SPACE PLUS VISITOR PARKING SPACE

Situated to the rear of the building.

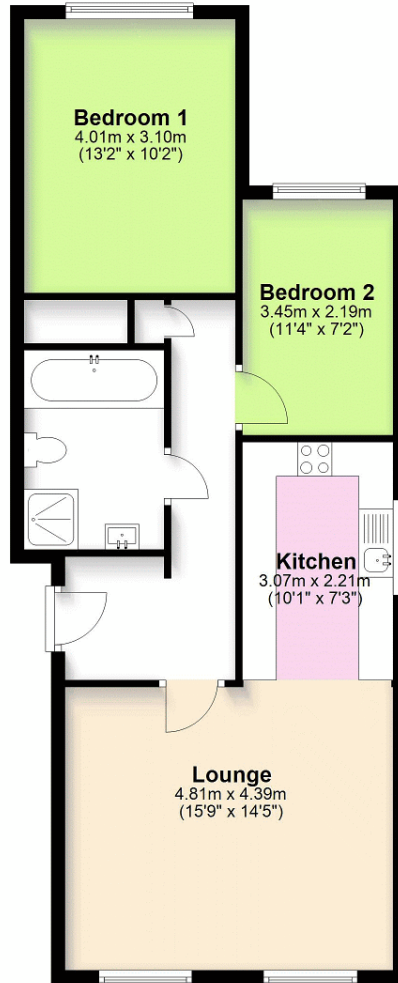
#### COMMUNAL GARDEN

Laid to lawn.



### First Floor Flat

Approx. 64.6 sq. metres (695.6 sq. feet)



Total area: approx. 64.6 sq. metres (695.6 sq. feet)

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council Tax Band D.

Note 4 - Lease 125 years from 2013.

Note 5 - Ground Rent 150 pa.

Note 6 - Maintenance approx £2,160.00 pa.

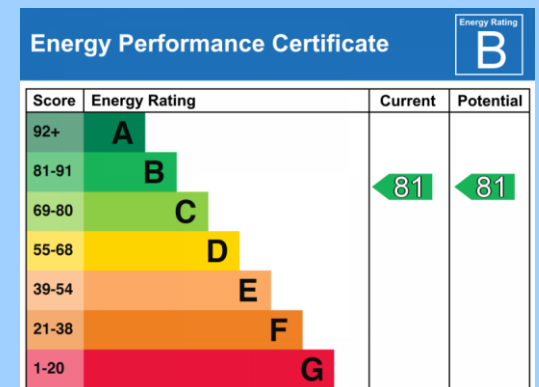
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