



**HE** HUGGINS  
EDWARDS  
& SHARP

**HARROWAY MANOR, COBHAM ROAD, FETCHAM, KT22 9LL  
£375,000 LEASEHOLD**



# HARROWAY MANOR

COBHAM ROAD, FETCHAM, KT22 9LL

**Luxury Second Floor Apartment**  
**Situated within a few minutes' walk of**  
**Leatherhead Town Centre**  
**Spacious Accommodation with Lift Service**

**Exclusive for Over 60's**  
**980 Year Unexpired Lease**  
**31 ft Lounge/Dining Room**  
**Kitchen/Breakfast Room with Integrated Appliances**  
**Principal Bedroom with built In wardrobes**  
**Luxury Shower Room • Reception Hall**  
**Gas Central Heating to Radiators**  
**Secure Gated Residents Parking**  
**Residents Lounge • Communal Garden**

The property is a LUXURY SECOND FLOOR APARTMENT forming part of an exclusive development for the over 60's built in 2006 by Bovis Homes and situated within walking distance of Leatherhead town centre and main line station. The property is finished to a high specification with lift to all floors and the accommodation is particularly spacious extending to approx 892 sq ft. A welcoming reception hall leads into a spacious lounge/dining room and kitchen/breakfast room fitted with comprehensive range of units including integrated appliances. The property benefits further from a double bedroom with deep fitted wardrobes, shower room with large walk in low profile shower, gas central heating to radiators and double glazed windows. Outside there is a secure gated entrance which leads to a parking area and communal garden and rear paved courtyard area with direct access into the residents lounge and kitchen. There is an in house manager Monday to Friday 9.30am - 12.30pm, 2 bedroom guest suite which is available for visitors to use at a small cost, entry phone system and pull cord alarm system for 24 hour assistance.



## SECOND FLOOR

### RECEPTION HALL 8'11" × 7' (2.72m × 2.13m)

with security entry phone, radiator, wood effect floor, door to:

### LOUNGE/DINING ROOM 31' × 14'7" (9.45m × 4.45m)

deep storage cupboard, three radiators, velux windows, wall light points, attractive fireplace, fitted electric fire, painted wood surround and mantel, door to:

### KITCHEN/BREAKFAST ROOM 10'10" × 10'8" (3.30m × 3.25m)

Fitted with an excellent range of shaker style light wood effect wall and floor units having stainless steel bar handles with contrasting work surfaces, inset one & half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel eye level AEG oven and grill, inset AEG ceramic hob, extractor hood above, integrated fridge/freezer, integrated dishwasher & washer/dryer, tile effect floor, radiator, recessed ceiling lights, fitted display shelf, magic corner, part tiled walls, velux window, concealed Potterton wall mounted combination gas fired boiler for central heating and domestic hot water, space for table, part tiled walls, under counter lights.

### BEDROOM 16'5" × 12'4" (5m × 3.76m)

radiator, two velux windows, built in double wardrobe plus further deep double wardrobe with light, wood effect floor.

### LUXURY SHOWER ROOM

White suite comprising wide low profile shower cubicle, glazed shower screen, tile effect walls, thermostatic shower, vanity unit, low level w.c., wash hand basin, mixer tap, double cupboard under, wood effect floor, part tiled walls, fitted medicine cabinet, recessed ceiling lights, heated towel rail, extractor fan.

## OUTSIDE

### COMMUNAL GARDEN

Mainly laid to lawn with mature shrubs, plants, evergreens and trees.

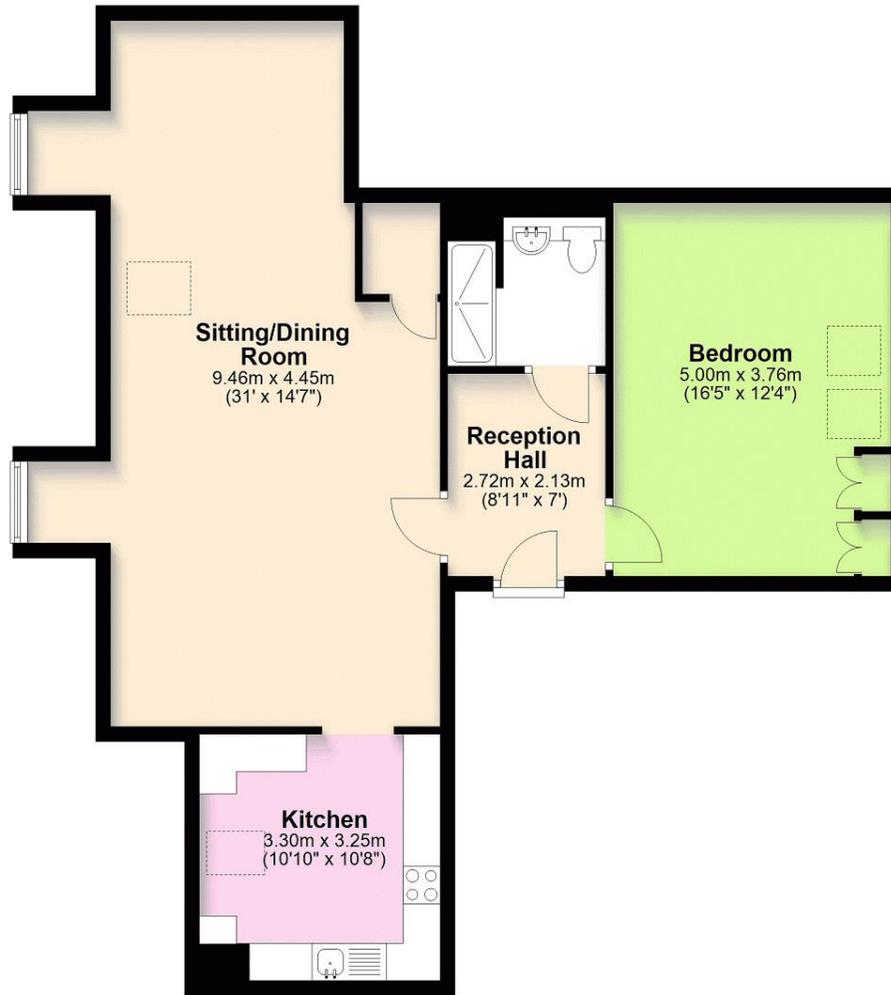
### SECURE RESIDENTS PARKING

Parking spaces situated to the front and rear.



## Second Floor Flat

Approx. 82.9 sq. metres (892.8 sq. feet)



Total area: approx. 82.9 sq. metres (892.8 sq. feet)

- Note 1 - Lease 999 years from 2006 plus share Freehold.
- Note 2 - Nil Ground Rent.
- Note 3 - Maintenance approx £335.15 per month to include water & building insurance.
- Note 4 - On the sale of the apartment a fee of 1% of the sale price is charged which transfers to the managements reserve fund.
- Note 5 - Please note domestic and electrical appliances have not been tested.
- Note 6 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 7 - Mole Valley District Council Band E.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

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### Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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