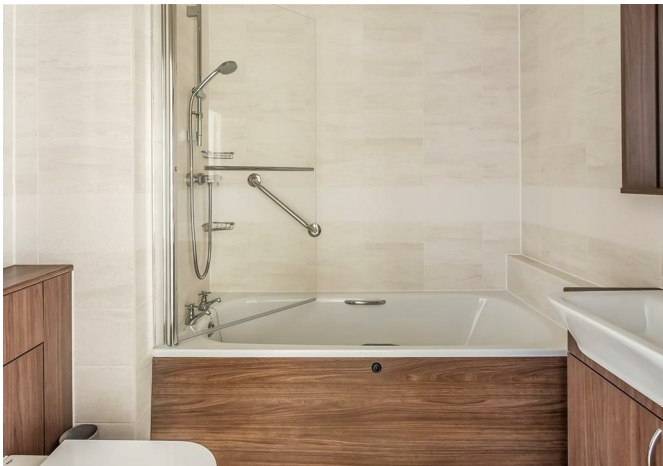




19 Headley Lodge Leatherhead Road, Ashted, Surrey, KT21 2TP

Asking Price £399,950





- FIRST FLOOR AGE RESTRICTED APARTMENT
- RECENTLY BUILT DEVELOPMENT
- ON SITE MANAGER
- COMMUNAL PARKING
- COMMUNAL LOUNGE
- LIVING/DINING ROOM
- TWO BEDROOMS
- TWO BATHROOMS
- CLOSE TO VILLAGE
- NO ONGOING CHAIN

## Description

This desirable first floor two-bedroom apartment is situated within the sought after Headley Lodge development and provides luxury accommodation to the over 60's. The development benefits from an on-site manager, lift, communal day room, kitchen, gardens, communal parking and easy access to local village shops and amenities.

The front door opens into a spacious entrance hall with a modern family bathroom on the left with shower over bath, vanity sink and W.C. To the right of the front door there is a useful storage cupboard with a further cupboard further into the hallway. The principal bedroom boasts a bright and airy feel with a modern ensuite shower room and built in wardrobes. The second double bedroom is also bright. The sitting room benefits from a feature fireplace and French doors that open out to the Juliette balcony. The fitted kitchen is off the sitting room and boasts integrated appliances such as an electric hob, oven and dishwasher. There is ample cupboard space provided.

Residents can enjoy the use of the communal grounds which includes a seating area with landscaped gardens.

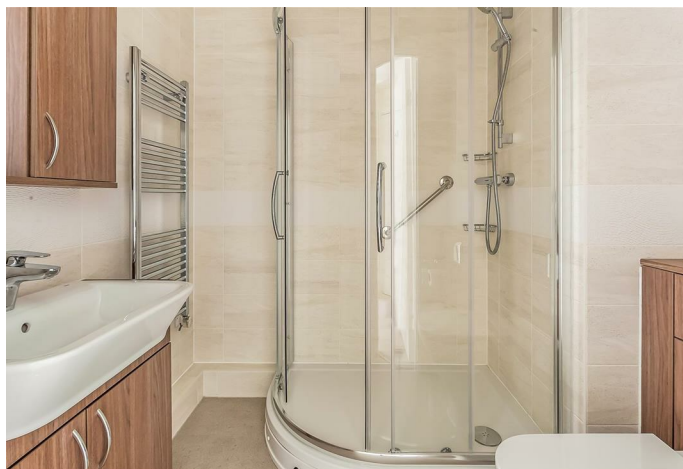
## Situation

Ashtead village is just 0.4 of a mile away providing a wealth of independent traditional retailers, coffee houses, a good selection of restaurants along with Marks and Spencer Food Hall.

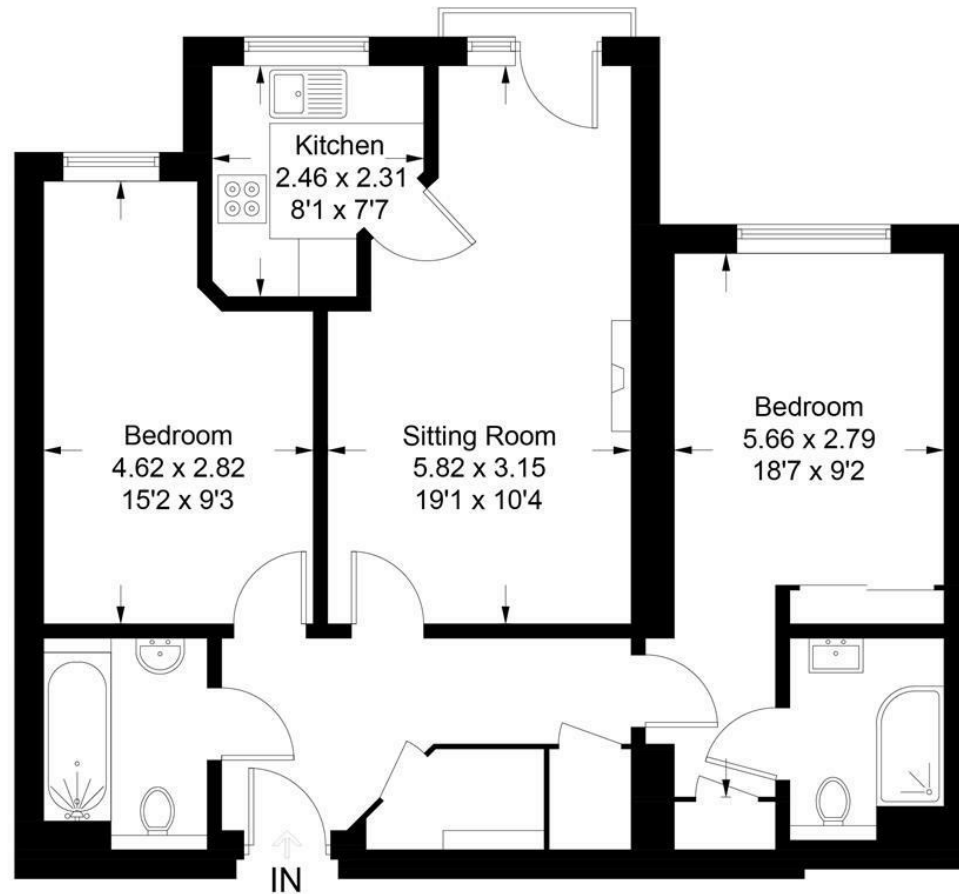
Ashtead's excellent transport services include buses, with a stop just outside the development, providing services to many local towns and villages with good connections to the wider bus network; trains from Ashtead's much used commuter station with convenient road links to London, the south and motorway network.

Country walks are close by featuring Ashtead Common, Epsom Downs, Box Hill, Norbury Park and Polesden Lacey all within easy reach.

<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E
<b>Lease</b>	125 years from 1st June 2017
<b>Service Charge</b>	£7,113.72 P.A
<b>Ground Rent</b>	£650 P.A



Approximate Gross Internal Area = 67.5 sq m / 727 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. (ID965343)  
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