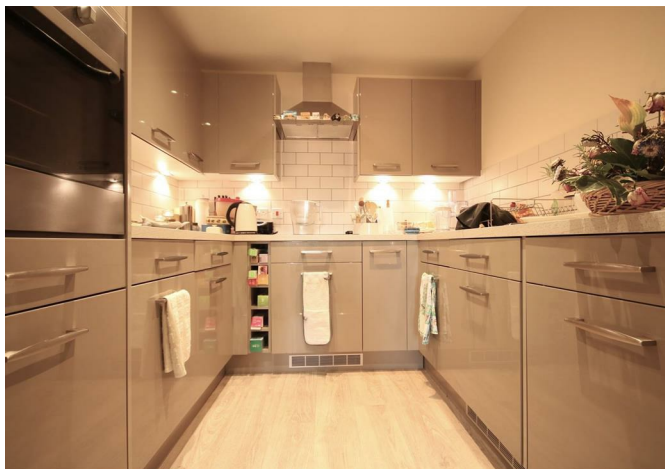




patrick  
gardner  
RESIDENTIAL

27 Headley Lodge Leatherhead Road, Ashted, KT21 2TP

Price Guide £420,000



- TOP FLOOR AGE RESTRICTED APARTMENT
- RECENTLY BUILT DEVELOPMENT
- ON SITE MANAGER
- COMMUNAL LANDSCAPED GARDENS
- COMMUNAL LOUNGE
- LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS
- WALK IN SHOWER
- CLOSE TO VILLAGE
- SECURE ENTRY SYSTEM

## Description

This desirable top 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, guest suite and easy access to local village shops and amenities.

The front door opens into a spacious entrance hall with the bathroom to the right with walk in shower, wash hand basin, W.C and heated towel rail. To the left of the front door there is a useful storage cupboard. Both the bedrooms are doubles with the principal benefiting from built in wardrobes. The sitting room features a useful cupboard with plenty of room for dining and relaxing. The fitted kitchen is off the sitting room and boasts integrated appliances such as an electric hob and oven with extractor over. There is ample cupboard space provided.

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

## Situation

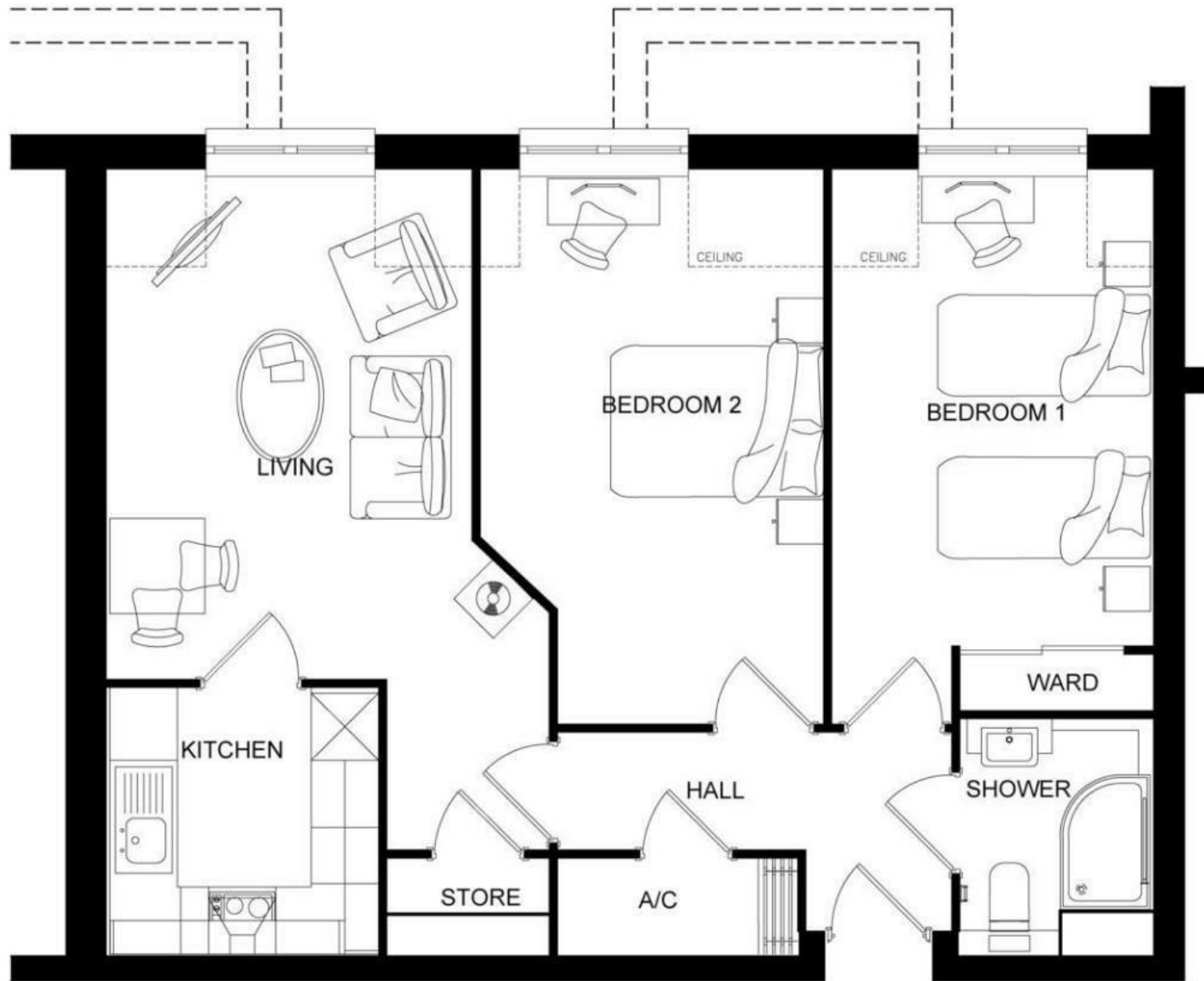
Ashtead village is just 0.4 of a mile away providing a wealth of independent traditional retailers, coffee houses, a good selection of restaurants along with Marks and Spencer Food Hall.

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 2017
<b>Service Charge</b>	£625 p.a.
<b>Ground Rent</b>	£7,113.73 p.a.





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