



**15 Holly Court Belmont Road, Leatherhead, KT22 7DX**  
**Guide price £250,000**

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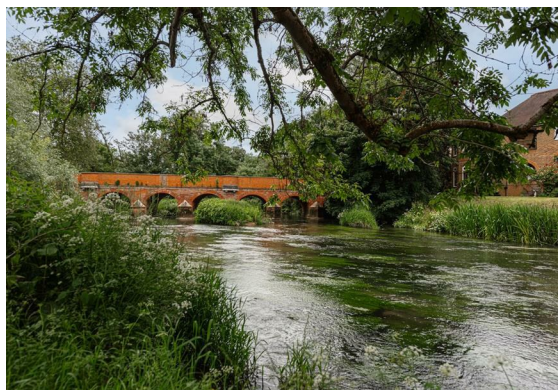
**BEAUTIFUL RIVER VIEWS - CLOSE TO TOWN CENTRE - EXTENDED LEASE.**

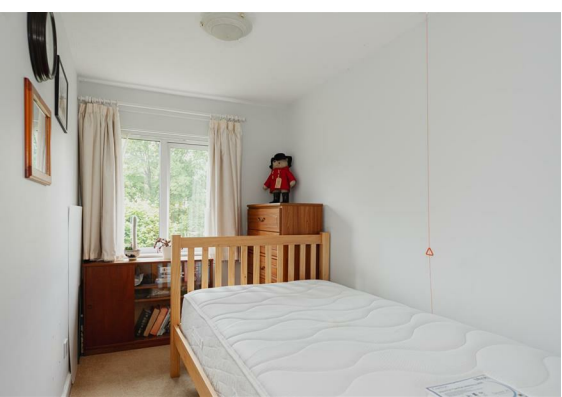
A nicely presented later living apartment for the over 55's located just outside Leatherhead Town Centre, enjoying stunning views of the River Mole and set in manicured communal gardens.

Raised ground floor accommodation details two well proportioned double bedrooms both with fitted wardrobes and an en suite WC to the principle (formally with the addition of a shower which could be reinstated), a generous living/dining room with picture window to the river, a fitted kitchen and a modern fitted bathroom.

Further most noteworthy benefits include access to the communal lounge where frequent events are held, a separate utility room, a guest suite, private and secure residents parking, a resident manager and 24 hour alarm system.

As previously mentioned Holly Court has great connectivity to the town, in fact there is a pathway just outside that leads directly up to the Lidl Supermarket and then on to the town, where you can also find a Waitrose and Sainsbury's, The Thorndike Theatre, lots of coffee shops, restaurants, bars and plenty of additional shopping options. The car park also leads straight out onto the riverbank, where miles and miles of stunning walks await you. There is also a handy local bus service and great support road network connecting you to Gatwick and Heathrow Airports, routes back into London and also deeper into the countryside.







**Ground Floor Apartment**

Holly Court, Belmont Road, Leatherhead  
 Total Area: 59.8 m<sup>2</sup> ... 643 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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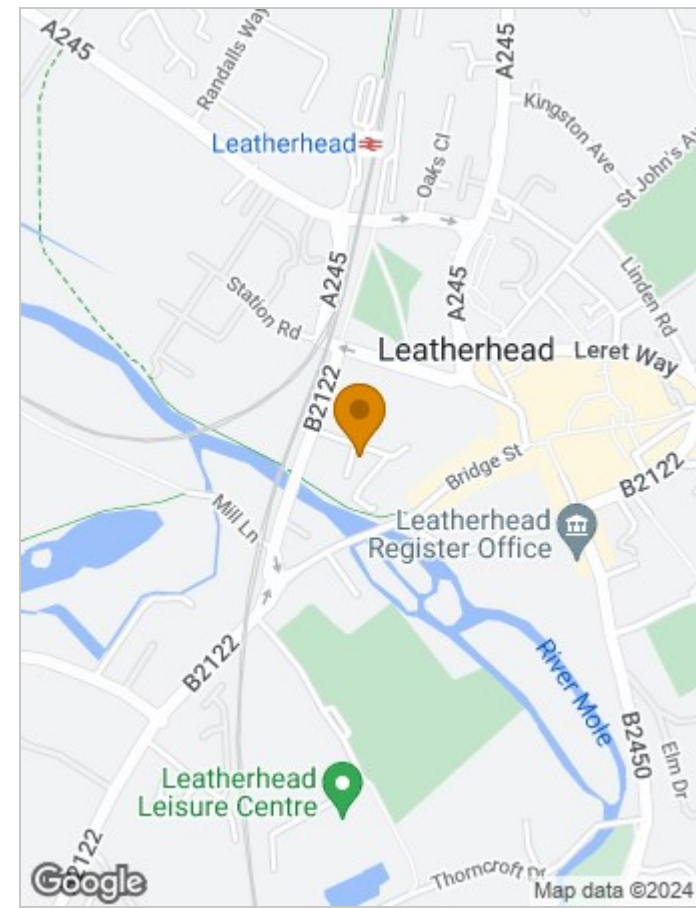
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**Viewing**

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	