



Pegasus Court, Epsom Road

Leatherhead, Surrey, KT22 8SY

OIEO £325,000

Property Features

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OVER 60'S DEVELOPMENT
- RESIDENTS LOUNGE
- ON-SITE MANAGEMENT
- RESIDENT AND VISITOR PARKING
- LARGE COMMUNAL GARDENS
- GUEST ACCOMMODATION
- NO ONWARD CHAIN



Full Description

A beautifully presented two double bedroom, two bathroom first floor apartment in the sought after 'over 60's' development of Pegasus Court in Leatherhead. Presented in excellent condition throughout with large residents' lounge, lift, pretty communal gardens, guest suite, secured underground parking and an on-site manager.

The apartment has been redecorated recently and comprises a spacious hallway with plenty of storage and leads into all rooms. The large living/dining room is a generous 26 x 13 ft with plenty of room for a dining table and chairs and boasts large French doors which open out to a Juliette balcony. Off this room is the kitchen with a range of freestanding and integrated appliances, worktop space and window overlooking the grounds. Next is the generous 23 ft master bedroom with ensuite bathroom with plenty of fitted cupboard space and a white three-piece suite with bath and overhead shower. The second guest bedroom has plenty of space for a double bed and freestanding furniture. The additional shower room has ample storage cupboards and a white suite. The apartment comes with 24/7 support via an emergency response system which is linked up in each of the rooms. There is a Residents Lounge on the ground floor and a Guest Suite for friends and relatives to stay.

Outside Space

A wonderful wrap around garden provides mature specimen trees, shrubs and areas of lawn to enjoy through the changing seasons. Tables and chairs are dotted around the gardens to provide areas to socialise with visiting friends and family.

Parking

A secure underground car park provides accessible parking whilst there is visitor parking to the front of the property.

Lease information & council tax

The property was built in 2003 and is leasehold with 103 years remaining and a service charge of £4,520 paid annually. The ground rent is £389. Full information is available upon request. This property is Council Tax band E.

Location

The property is located on the edge of Leatherhead. The town centre was redeveloped and pedestrianised in the 1980s to be built around the combined theatre and cinema at its centre. Now a large shopping district, Leatherhead offers a wide range of shops ranging from Sainsbury's and Lidl to the Swan shopping centre with its variety of stores. The area also benefits from an abundance of green space and, with Box Hill just to the south, the countryside is never far away. Leatherhead also offers good transport links, with the M25 to the North offering excellent access to the motorway system, and Leatherhead station providing trains to and from London and the south coast.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation

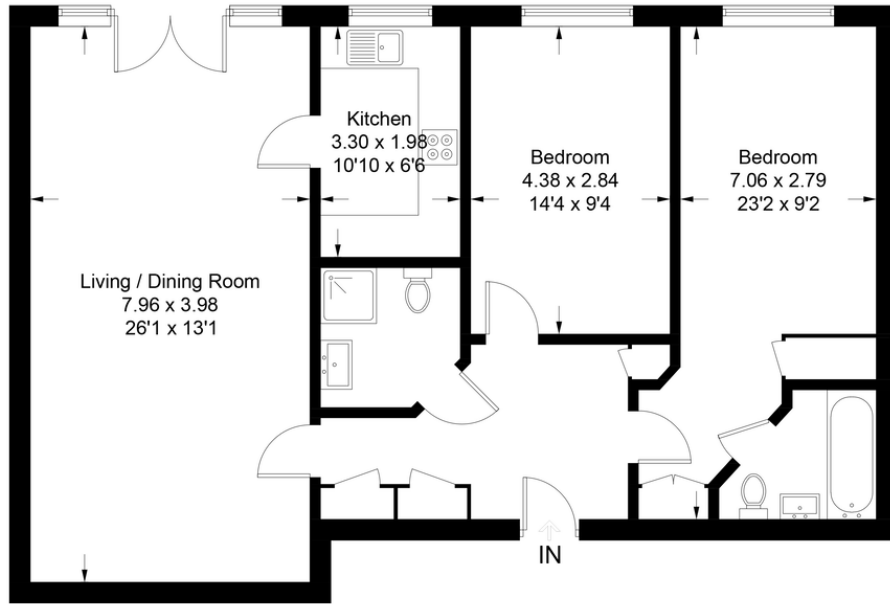
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





Pegasus Court, KT22

Approximate Gross Internal Area = 89.3 sq m / 961 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 any decisions reliant upon them. (ID974148)

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

