



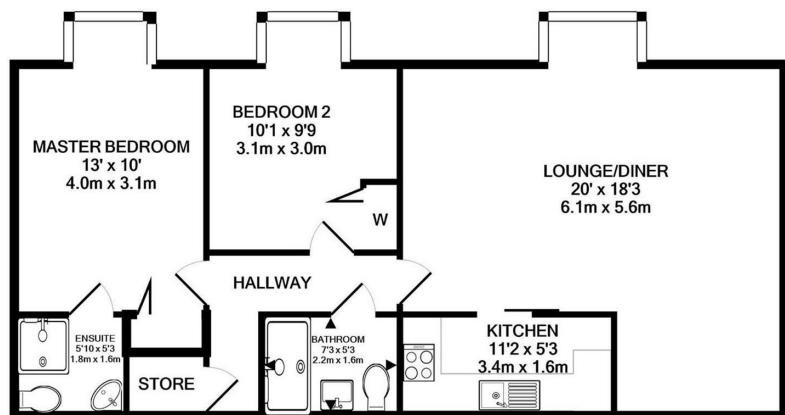
31 Holly Court Belmont Road, Leatherhead, KT22 7DX

Asking Price £220,000

- TOP FLOOR 2 BED RETIREMENT FLAT
- 20' LOUNGE/DINING ROOM + STUDY AREA
- DOUBLE GLAZING
- GUEST ROOM AND LAUNDRY ROOM
- RESIDENTS PARKING

- 2 BATHROOMS (ONE EN SUITE)
- FITTED KITCHEN
- RESIDENTS LOUNGE
- 24 HOUR ALARM SYSTEM AND MANAGER
- EXCLUSIVELY DESIGNED FOR OVER 55'S

One of the largest (758 sq.ft.) two bedroom apartments in Holly Court, the property features an impressive 20' 'L' shaped Lounge/Diner with study area, two shower rooms, fitted kitchen and double glazing whilst within a short walk over Leatherhead's town centre and Riverside walks. Externally, are very attractive communal gardens and residents and visitors parking. 'Retirement' living includes 24 hour alarm system, residents lounge, guest suite, laundry room and a resident manager. End of chain.



TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Tenure
Lease
Service Charge

Leasehold
114 years remaining
£6,000 pa
The comprehensive service charge includes the cost of a full time live in manager, maintenance, cleaning and heating of the hallways and landings, upkeep of the residents lounge, guest suite and laundry room, buildings insurance, upkeep of the building exterior, car park and communal gardens and a 24 hour alarm system.

Ground Rent
EPC
Council Tax Band

£300 pa
C
D

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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