



41 Ashcroft Place Epsom Road, Leatherhead, Surrey, KT22 8RJ

Price Guide £325,000





- FIRST FLOOR RETIREMENT APARTMENT
- L-SHAPED LIVING ROOM
- TWO DOUBLE BEDROOMS
- 2ND BATHROOM
- VISITORS'S GUEST SUITE
- LIFT ACCESS
- KITCHEN WITH WINDOW
- ENSUITE SHOWER ROOM
- NO CHAIN
- RESIDENTS LOUNGE



## Description

This beautifully presented two bedroom, two bathroom (661 sq.ft.) first floor apartment is situated in a sought after gated retirement development amongst beautifully landscaped grounds with lit paths, well maintained gardens and parking whilst only 450 yards from the High Street.

Built in 2007 and in the same ownership since new, the accommodation is bright and airy with the apartment itself located at the rear of the building. Access to the building is via secure entrances with an intercom for visitors. A lift or the stairs lead to the First Floor where no. 41 can be found.

The accommodation includes a spacious entrance hall with two cupboards, an L-shaped Living Room which provides for a designated 'dining area' and a separate kitchen with a window being well fitted with an array of integrated appliances. There are two double bedrooms with the principal room having an ensuite shower room and a separate guest bathroom serving the 2nd bedroom.

Ashcroft Place is a friendly place to live - the community is served by a Monday - Friday, based on site, concierge. There is a residents' lounge and resident organised activities can include tea/coffee mornings, fish and chip suppers, bridge club etc. There is also a guest suite which is available for residents' guests for a small charge.

Conveniently for a prospective purchaser, this property is with no onward chain.

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the motorway together with Gatwick and Heathrow Airports.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.

### Tenure

Leasehold

### EPC

B

### Council Tax Band

E

### Lease

999 years from 1st January 2006

### Service Charge

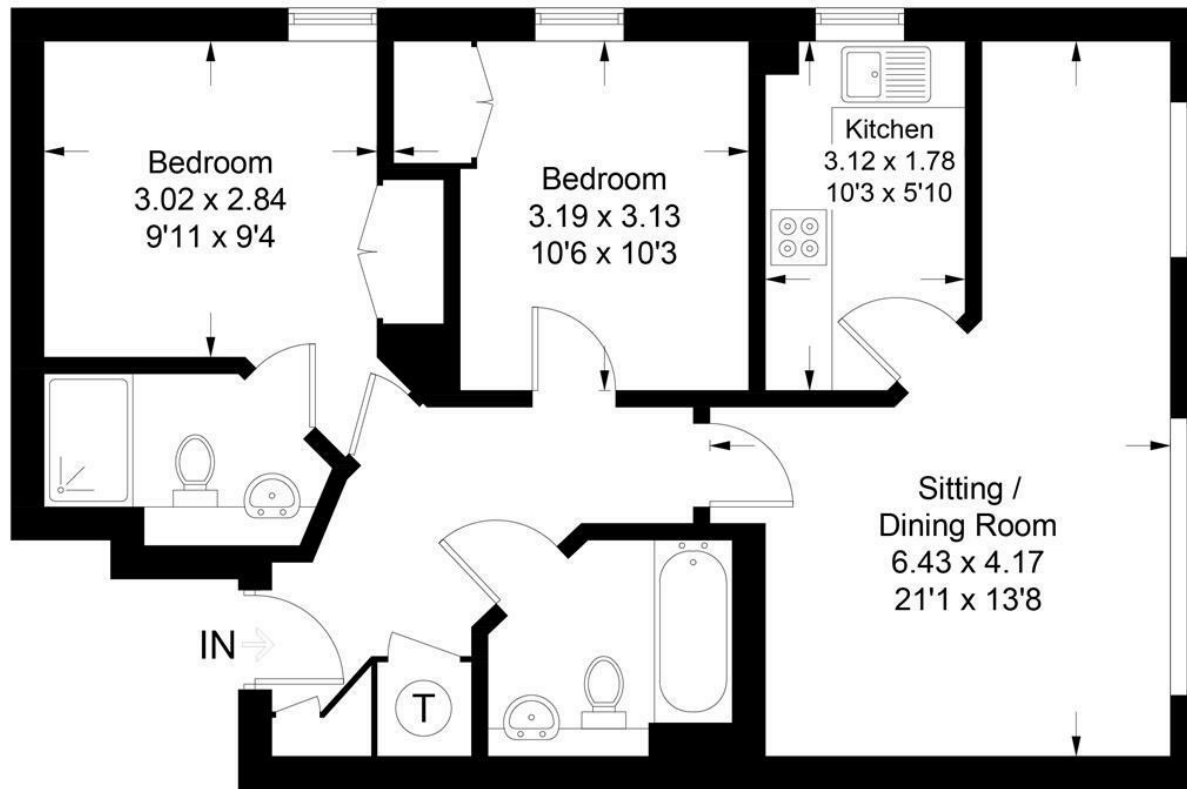
£3,156 1/01/24 - 31/12/24

### Ground Rent

£295 per annum increasing to £295 every 25 years



Approximate Gross Internal Area = 61.4 sq m / 661 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. (ID994487)

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