



**patrick  
gardner**  
RESIDENTIAL

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

Price Guide £235,000



- FIRST FLOOR RETIREMENT FLAT (OVER 60'S)
- LONG LEASE
- COMMUNAL LOUNGE
- LUXURY SHOWER ROOM
- END OF CHAIN/LONG LEASE
- CLOSE TO TOWN CENTRE
- RESIDENTS AND VISITORS PARKING
- DOUBLE BEDROOM
- DOUBLE ASPECT LIVING /DINING ROOM
- LIFT ACCESS IN ALL BLOCKS

## Description

A spacious one bedroom first floor (with lift access) apartment presented in 'show home' order situated in the much admired Ashcroft Place, a luxury apartment development built in 2007 by Linden Homes being designed for the actively retired over 60's.

Residents benefit from communal facilities including a Resident's lounge (with resident's own organised activities).

There is a 24 hour remote emergency call system in place and a part time site manager (mornings only Monday to Friday). Residents can book in advance for a small charge a guest suite for use by visitors.

There is also a communal buggy store with charging points.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	999 years from 01.01.06
<b>Service Charge</b>	£3,156 (01.01.24 - 31.12.24)
<b>Ground Rent</b>	£295 per annum increasing £295 every 25 years

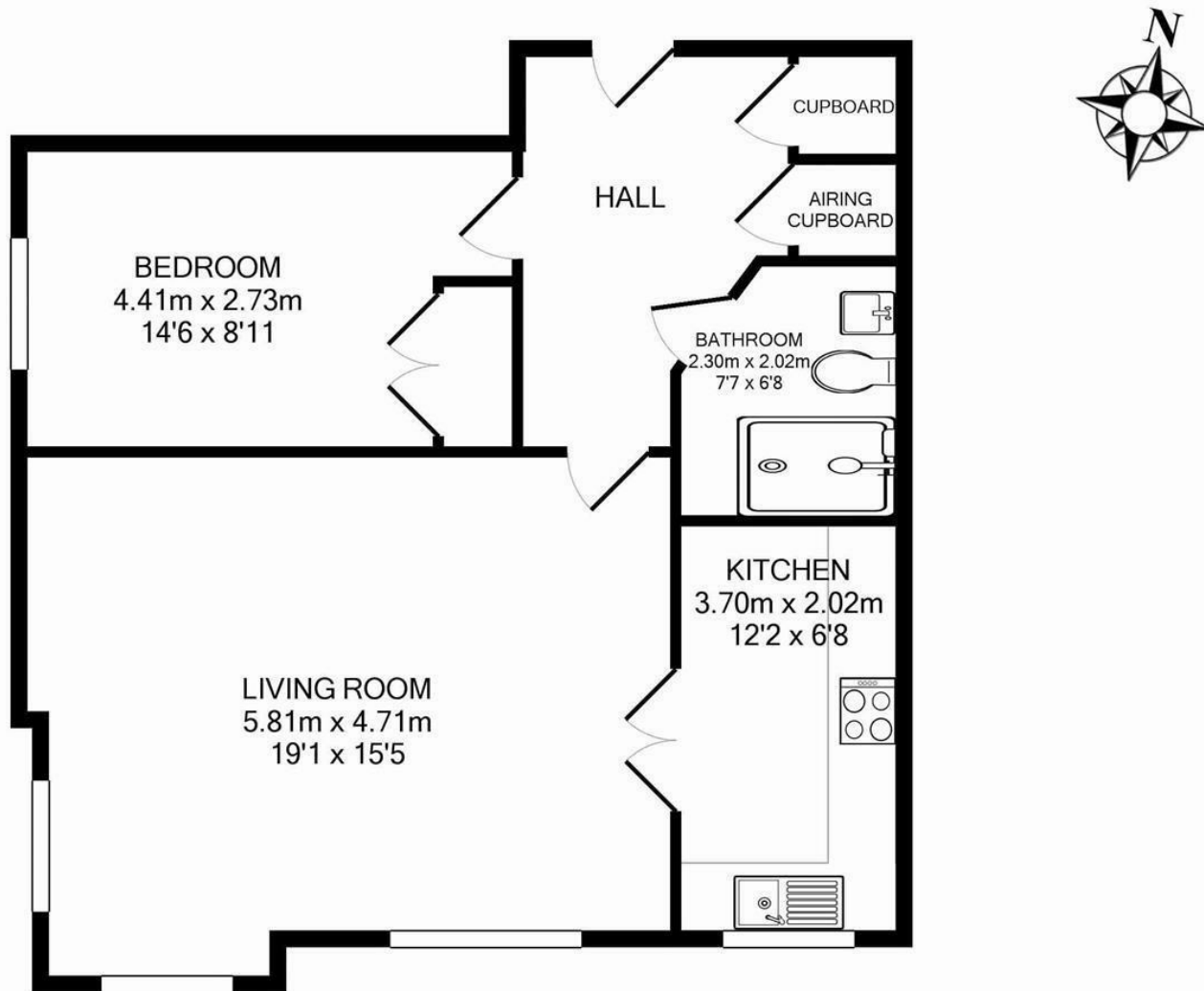
## Situation

Ashcroft Place is situated within 450 yards of the town centre where there is 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.





Total Approx. Floor Area 58.5 Sq.M. (629 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

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