



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

Price Guide £389,950



- FIRST FLOOR FLAT
- CLOSE TO TOWN CENTRE
- QUALITY FITTED KITCHEN
- 2ND BEDROOM AND GUEST BATHROOM
- COMMUNAL GROUNDS AND PARKING
- EXCLUSIVELY FOR OVER 60's
- MANAGER AND GUEST SUITE
- BEDROOM 1 WITH EN-SUITE
- 24 HOUR EMERGENCY MONITOR
- COUNCIL TAX E & EPC C

Description

Ashcroft Place is a luxury gated apartment development built in 2006 by Linden Homes, exclusively designed for the over 60's.

This apartment is on first floor apartment and is set at the rear of the building and overlooking the mature rear gardens. With a particularly bright and sunny interior the accommodation comprises of a spacious double aspect open plan sitting/dining room with adjoining kitchen which includes a range of integrated appliances, two good size bedrooms with an en suite shower room and separate guest bathroom.

Externally are lovely communal gardens and residents parking spaces. Facilities include a residents lounge, guest suite, office manager, lift service, gated entrance and for peace of mind a 24 hour emergency call system.

Access to the estate is via electronically controlled gates with parking to the rear of the buildings, which is set within well kept communal gardens with a large patio off the residents lounge and many mature trees.

End of chain.

Situation

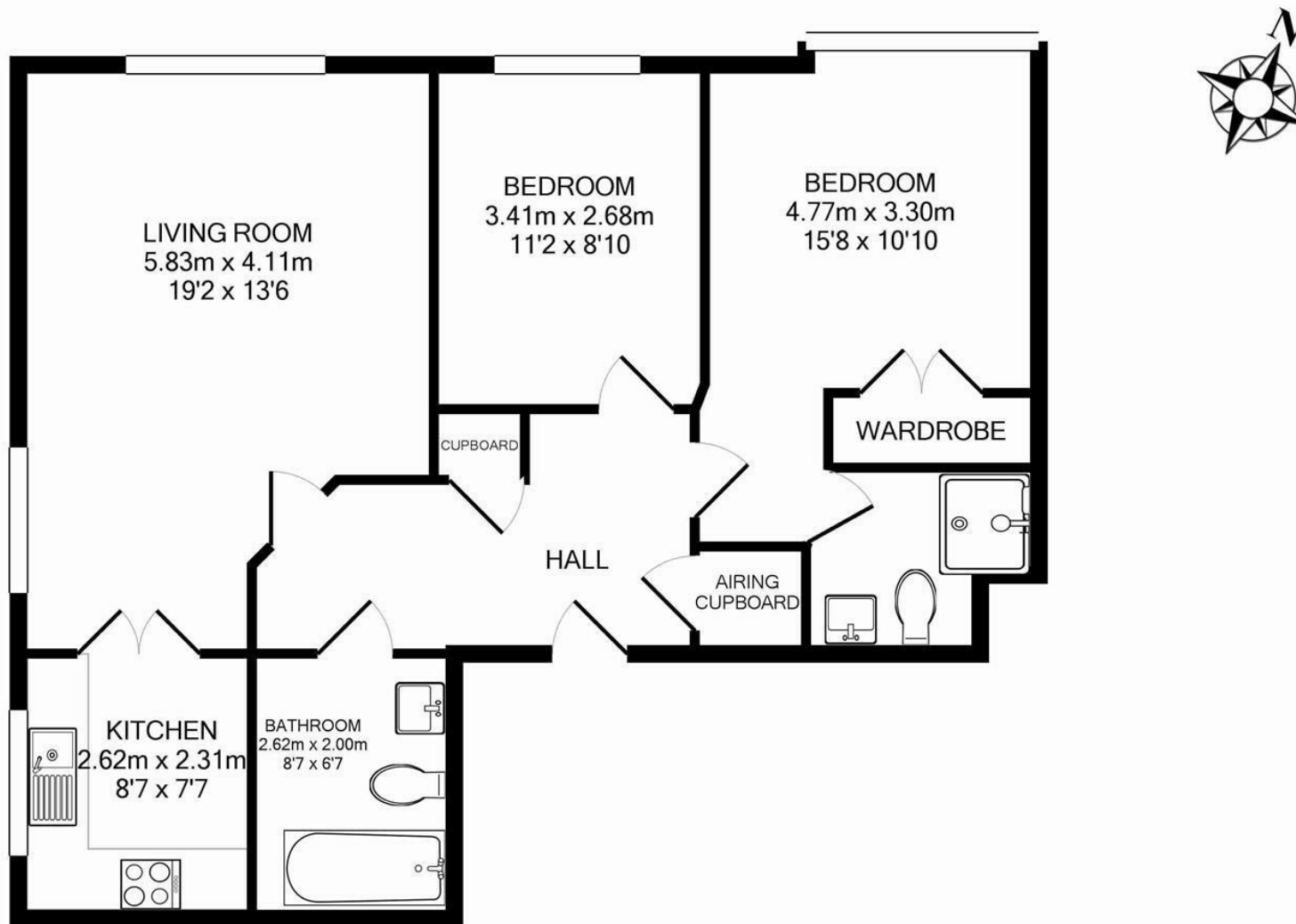
Ashcroft Place is situated within 450 yards of the town centre where there is a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town 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.

Tenure	Leasehold
EPC	C
Council Tax Band	E
Lease	999 years from 01.01.06
Service Charge	£3,156 (01.01.24 - 31.12.24)
Ground Rent	£295 pa increasing £295 every 25 years





Total Approx. Floor Area 70.2 Sq.M. (756 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2015

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.