

Number 17



17 Holly Court Belmont Road, Leatherhead, KT22 7DX

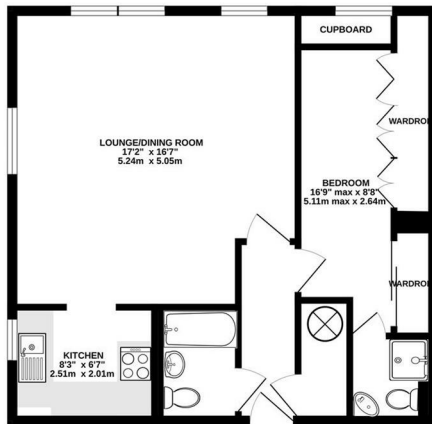
Asking Price £294,950

- LARGE RETIREMENT' APARTMENT
- SOUTH AND WEST FACING WINDOWS
- MODERN FITTED KITCHEN
- EN-SUITE SHOWER ROOM
- RESIDENTS LOUNGE/LAUNDRY/GUEST ROOM
- DUAL ASPECT WITH RIVER VIEWS
- LARGE LOUNGE/DINING ROOM
- DOUBLE BEDROOM WITH WARDROBES
- FURTHER BATHROOM
- UNDERCROFT PARKING

Arguably the best position on this riverside development, a spacious retirement apartment situated on a corner position with south and west facing aspects and delightful outlook over the River Mole from all of the windows.. Converted from a 2 bed to create a spacious and light 1 bedroom apartment, the property features a double aspect sitting/dining room with a Juliette balcony and riverside views, adjoining fitted kitchen with oven/hob, large bedroom with full length wardrobes, en-suite shower room and further bathroom. Designed exclusively for the over 55's, there are many communal facilities which include a residents lounge, laundry facilities and a guest suite for visitors. Externally are beautifully maintained communal gardens and undercroft parking with further visitors spaces available. No ongoing chain.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.
Measurements are given to the internal face of the walls and are intended as a guide only. They do not include the area of the walls, floor, ceiling, or any other fixtures or fittings. The plan is for information purposes only and should not be used as a basis for any legal proceedings. The plan is for information purposes only and should not be used as a basis for any legal proceedings. The plan is for information purposes only and should not be used as a basis for any legal proceedings.



Tenure	Leasehold
Lease	139 years from 1987
Service Charge	£5,886.93 (£490.57 paid monthly)
Ground Rent	£150 per annum increasing to £300 on 1st June 2062
EPC	D
Council Tax Band	D

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