



17 Holly Court Belmont Road, Leatherhead, KT22 7DX

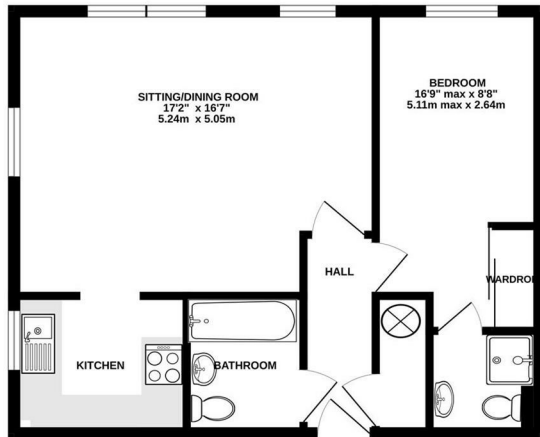
Price Guide £229,500

- LARGE RETIREMENT WITH RIVER VIEWS
- LARGE SITTING/DINING ROOM
- SEPARATE BATHROOM
- EN-SUITE SHOWER ROOM
- RESIDENTS LOUNGE/LAUNDRY/GUEST ROOM
- 139 YEAR LEASE FROM 1987 (102 YRS UNEXPIRED)
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM WITH WARDROBES
- NO CHAIN
- UNDERCROFT PARKING

Arguably the best position on this riverside development and with an extended lease, the 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
507 sq.ft. (47.1 sq.m.) approx.
TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and other details are approximate and should not be relied upon for any purpose. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser, tenant or lessee should verify the accuracy of the floorplan and measurements as to their own satisfaction or efficiency can be given. Map will be supplied on request.



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| Tenure | Leasehold |
| Lease | 139 years from 1987 |
| Service Charge | £5,698.44 |
| Ground Rent | £150 per annum increasing to £300 on 1st June 2062 |
| EPC | D |
| Council Tax Band | D |

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

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