



5 Holly Court Belmont Road, Leatherhead, KT22 7DX

Price Guide £300,000

- ENTRANCE LEVEL APARTMENT (OVER 55's)
- WESTERLY ASPECT
- 2 BATHROOMS (ONE EN-SUITE)
- RESIDENT MANAGER AND 24 HOUR ALARM SYSTEM
- LOVELY COMMUNAL GARDENS
- LOUNGE WITH DOOR TO TERRACE
- 2 BEDROOMS
- FITTED KITCHEN
- RESIDENTS LOUNGE, GUEST ROOM AND LAUNDRY
- AMPLE PARKING

Holly Court is located adjacent to the River Mole and has been designed for the actively retired over 55's. Residents enjoy communal facilities including a resident's lounge, guest suite, shared laundry room, library area, 24 hour alarm system and resident manager.

Externally are beautifully maintained communal gardens, allocated undercroft parking space and there is visitor's parking.

The flat includes entrance hall with security entryphone, good size dual aspect lounge with French doors onto a westerly facing terrace which overlooks the communal gardens and re-kitchen with a range of stylish wall and base units including built in oven and hob. The master bedroom has an en-suite shower room which has been totally refurbished, the second bedroom has fitted wardrobes and there is a separate bathroom with recently fitted white suite. End of chain.



Approximate Gross Internal Area = 58.3 sq m / 627 sq ft



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. (ID:1038881)  
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**Tenure**  
**Lease**

Leasehold  
159 years from 1.6.87  
(121 years remaining)

**Service Charge**  
**Ground Rent**  
**EPC**  
**Council Tax Band**

£6,034.13 pa.  
£250 pa.  
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D

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