



32 Ashcroft Place, Epsom Road, Leatherhead, KT22 8RJ

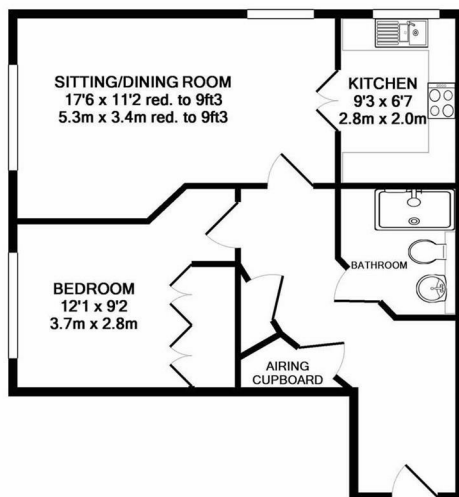
Price Guide £199,950

- RETIREMENT DEVELOPMENT FOR OVER '60'S
- GOOD SIZED ENTRANCE HALL
- SPACIOUS LIVING ROOM
- COMMUNAL RESIDENTS LOUNGE & PATIO
- WEEK DAY ON SITE MANAGER
- GROUND FLOOR - ONE DOUBLE BEDROOM
- KITCHEN WITH WINDOW
- BATHROOM WITH WALK-IN SHOWER
- BOOKABLE GUEST SUITE
- COMMUNAL PARKING

A one bedroom ground floor apartment with a naturally bright interior including a spacious dual aspect lounge/dining room, kitchen with integrated appliances and window and modern shower room.

Ashcroft Place is designed exclusively for the over 60's. It's communal facilities include a resident's lounge with patio doors onto a terrace and communal gardens, For peace of mind, vehicles approach via an electric gate, then access to the flats is through an entrance phone phone system and there is also a part time site manager (mornings only Monday to Friday).

An optional 24 hour remote emergency call system is also available if required. Further facilities include a guest suite bookable in advance for a small charge (and ideal for visitors), communal buggy store incorporating charging points and private residents and visitors parking.



Tenure	Leasehold
Lease	999 years from 0.01.2006
Service Charge	£3196 payable either monthly, quarterly, or half-yearly
Ground Rent	£295 p.a. payable half yearly
EPC	B
Council Tax Band	D

TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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