



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

Price Guide £275,000



- BRIGHT AND SPACIOUS FIRST FLOOR FLAT
- 2 BEDROOMS
- 2 BATHROOMS (ONE EN-SUITE)
- FITTED KITCHEN WITH APPLIANCES
- AMPLE PARKING
- COMMUNAL GARDENS
- LONG LEASE
- RESIDENTS LOUNGE AND GUEST ROOM
- 24 HOUR CARELINE IF REQUIRED
- END OF CHAIN

Description

Exceptional value and offered as end of chain due to the current owners relocation to Scotland, this large first floor apartment offers a quite unique layout with a dual aspect lounge/dining room which enjoys a south westerly aspect and also overlooks the communal gardens to the rear.

One of the largest apartments within this block, the 857 sq ft of accommodation includes entrance hall with cupboard space, lounge/dining room, modern fitted kitchen with integrated appliances, 2 bedrooms and 2 modern bathrooms with white suites (one ensuite). There is also one of a limited number of storage cupboards located on the ground floor.

Externally are well maintained communal gardens and residents/visitors parking space approached from an electric gated entrance.

Exclusively designed for the over 60's, there are many benefits to owning a property of this type, some of which include a residents lounge, part time manager, guest suite, comprehensive maintenance of all communal areas and a 24 hour careline if required.

A great opportunity to secure a property all ready to move into, call for your appointment to view.

Situation

Located only 450 yards from the High Street, Leatherhead town offers a comprehensive range of shopping facilities including Swan Shopping Centre, boutique coffee shops, theatre, Waitrose Local 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 termini and south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International 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

B

Council Tax Band

E

Lease

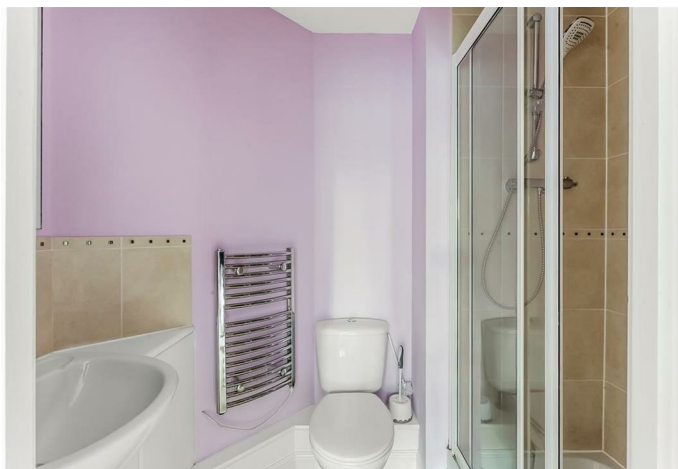
999 years from 01.01.06

Service Charge

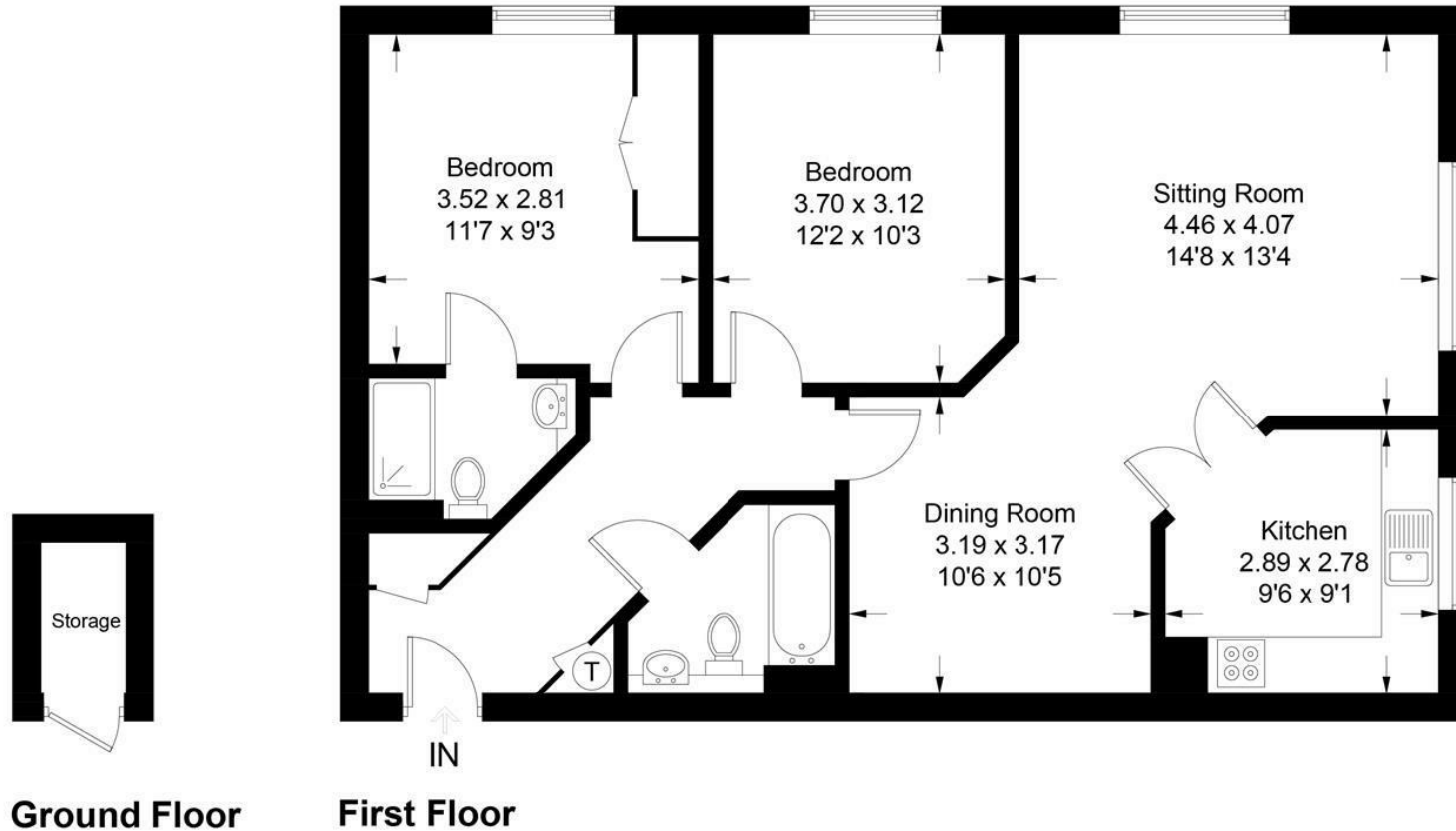
£3,156 pa (01.01.24 - 31.12.24)

Ground Rent

£295 pa increasing by £295 every 25 years



Approximate Gross Internal Area = 79.6 sq m / 857 sq ft
Storage = 1.6 sq m / 17 sq ft
Total = 81.2 sq m / 874 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. (ID1030080)

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

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