



4 Ashcroft Place Epsom Road, Leatherhead, Surrey, KT22 8RJ

Price Guide £225,000





- GROUND FLOOR RETIREMENT FLAT
- LIVING ROOM
- DOUBLE BEDROOM
- RESIDENT & VISITOR PARKING
- SOCIALLY ACTIVE RESIDENTS
- ENTRANCE HALL
- KITCHEN WITH WINDOW
- BATHROOM
- WEEKDAY DAYTIME MANAGER
- BOOKABLE GUEST SUITE



## Description

This well presented one DOUBLE BEDROOM ground floor apartment forms part of this sought after gated retirement development which is just a short walk from the town centre.

Designed for the actively retired over 60's, there is a luxurious resident's lounge where internally organised events are held. In addition there is a Monday - Friday daytime manager who assists with enquiries and the smooth running of the estate. They are also able to arrange bookings of the guest suite which is available to residents' guest for a small nightly charge.

For peace of mind, there is a 24 hour care alarm system which connects to an external centre.

The grounds are well maintained with plentiful resident and visitor parking. There is also a buggy store with chargeable points available on a first come, first served basis.

## Situation

Ashcroft Place is situated within 450 yards of the town centre where there is a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose 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.

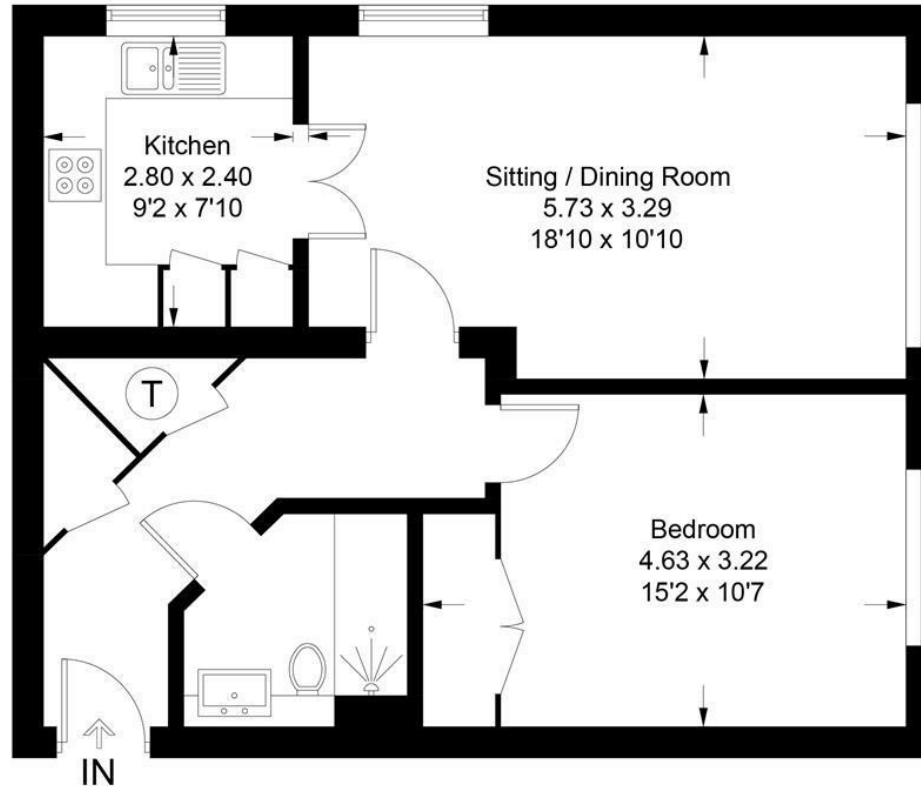
The main line railway station offers fast and frequent services north to London terminals with separate branch lines south to either Guildford or Dorking. Junction 9 of the M25 is north of Leatherhead and gives access to the national motorway network as well as Gatwick and Heathrow Airports.

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.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	999 years from 01.01.06
<b>Service Charge</b>	For y/c 01.01.24 Budget - £3156 payable 1/2 yearly
<b>Ground Rent</b>	£295 p.a. until 31st December 2031 then increased every 25 years thereafter by £295



Approximate Gross Internal Area = 55.3 sq m / 595 sq ft



## Ground Floor

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. (ID1129147)

www.bagshawandhardy.com © 2024

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

