Flat 2, Ashcroft Place Epsom Road, Leatherhead, KT22 8RJ

Price Guide £385,000

- SUPERB GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SITTING/DINING ROOM
- PART TIME CONCIERGE & 24 HR CARE LINE
- RESIDENTS & VISITOR PARKING
- DOUBLE DOORS TO A PATIO
- TWO BATHROOMS
- FITTED KITCHEN WITH WINDOW
- 450 YARDS TO HIGH STREET
- NO CHAIN

## Description

A beautifully presented two bedroom (785 sq.ft.) ground floor apartment is designed for active, independent residents aged 60 and over. Set in beautifully landscaped grounds with lit paths, well maintained gardens and parking this sought after development is within 450 yards from the High Street.

A spacious hall with coats cupboards and airing cupboard leads through to a bright double aspect sitting/dining room which features double direct to the garden, there is a kitchen with window, a range fitted units and integrated appliances. The principal bedroom has a fitted wardrobes and en suite shower room, there is a second double bedroom and guest bathroom.

Services available at Ashcroft Place include;
- Communal lounge
- Resident organised social events
- Guest suite available to book for your visiting guests
- Weekday concierge 10am – 1pm
- Concierge assists with general enquiries, the smooth running of the communal areas of the estate and manages the booking of the guest suite

For peace of mind there is the option to connect into a 24h care alarm system connected to an external centre. Whilst this is not part of the Ashcroft Place services, the costs for this, should you choose to request it, are met by the service charges.

## Situation

Ashcroft Place is located on the Epsom Road, a level walk or buggy ride of river walks, the town centre, Parish Church, Library and Nuffield Health Gym.

In Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

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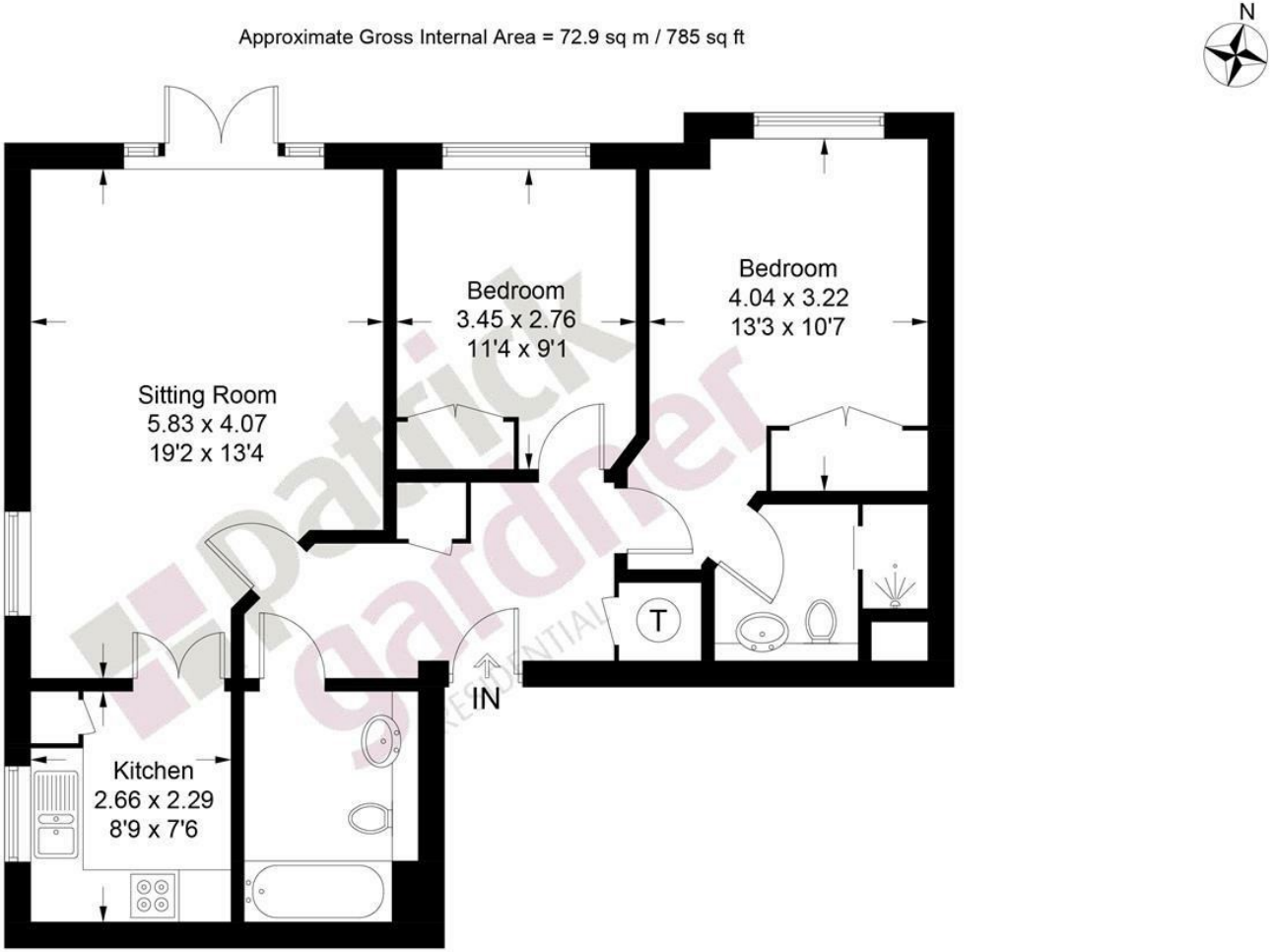
| Tenure | Leasehold |
| EPC | C |
| Council Tax Band | E |
| Lease | 999 years from 1 January 2006 |
| Service Charge | £3,270 pa (tbc) |
| Ground Rent | £295 pa (increasing £295 every 25 years) |

Approximate Gross Internal Area = 72.9 sq m / 785 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. (ID1329680)

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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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