

26 Ashcroft Place Epsom Road, Leatherhead, KT22 8RJ

Price Guide £175,000









- TOP FLOOR APARTMENT
- LARGE SITTING/DINING ROOM
- LARGE WALK-IN SHOWER ENCLOSURE
- 400 YARDS FROM TOWN
- SECURE RESIDENTS PARKING
- ONE BEDROOM (716 SQ.FT.)
- DOUBLE BEDROOM WITH WARDROBES
- RESIDENTS LOUNGE
- PART TIME CONCIERGE
- NO CHAIN

Description

This larger than usual (716 sq.ft.) one bedroom apartment forms part of a sought after retirement development built exclusively for active, independent residents aged 60 and above. Located on the second floor and accessed by a lift service, the property 19'4 x 15'8 sitting/dining room, double bedroom with fitted wardrobes, a fitted kitchen with integrated appliances and window and shower room with large walk in enclosure.

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 and Library. The Leatherhead Leisure Centre and the Nuffield Health Leatherhead Fitness and Wellbeing Gym, which both have swimming pools, offer excellent opportunities for those keen on exercise and sports.

In Church Street is a Waitrose, the Swan centre includes Sainsburys and Boots whilst the high street offers a wide variety of quality independent restaurants boutique coffee shops and pubs.

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.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 Years from 2006
Service Charge	£3,276 pa (paid £1,636 half yearly)
Ground Rent	£295 pa (increasing by £295 every 25 years)

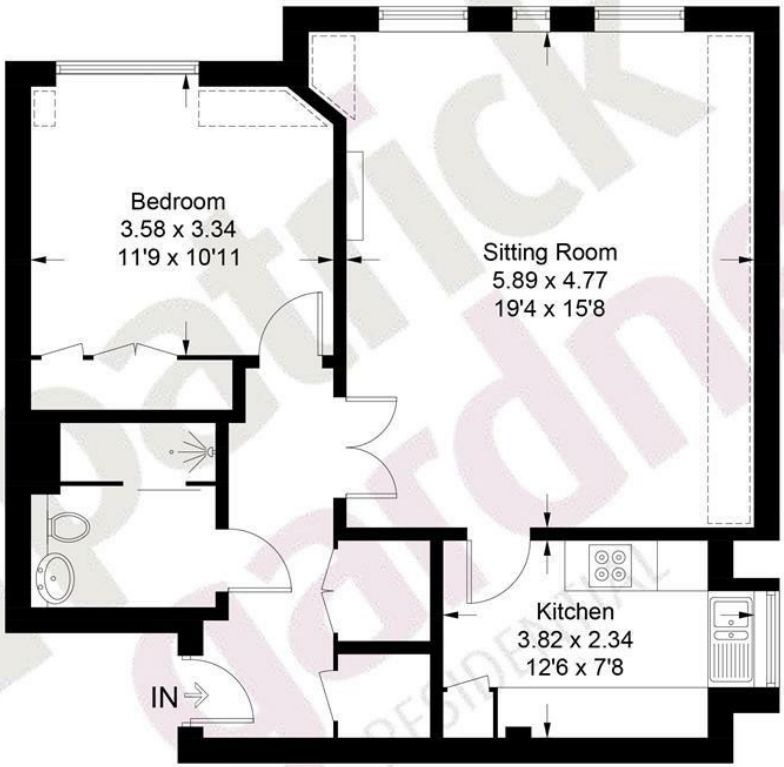






Approximate Gross Internal Area = 66.5 sq m / 716 sq ft

= Reduced headroom below 1.5m / 5'0



Second 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. (ID1348399)

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