

View from the site

 **patrick
gardner**
RESIDENTIAL



Flat 14, Holly Court Belmont Road, Leatherhead, KT22 7DX

Offers Invited £125,000



- RIVER VIEWS FROM SITTING ROOM & BEDROOM
- GROUND FLOOR WALK LEVEL
- FITTED KITCHEN
- DOUBLE BEDROOM
- LOVELY COMMUNAL GARDENS

- 120 YEAR UNEXPIRED LEASE
- SITTING/DINING ROOM
- MODERN SHOWER ROOM
- UNDERCOVER ALLOCATED PARKING
- SUPERB GROUND FLOOR RETIREMENT APARTMENT (OVER 55's)

Description

Arguably one of the best positions on this riverside development and with an extended lease, this delightful retirement apartment enjoys a South West aspect overlooking the River Mole.

Newly decorated and with new carpets, the accommodation includes a sitting/dining room, adjoining fitted kitchen with oven/hob, good sized double bedroom with fitted wardrobes and shower room with walk-in shower.

Designed exclusively for the over 55's, there are many communal facilities which include a residents sitting room/conservatory with terrace overlooking the gardens, live in manager and a guest suite for visitors.

Externally are beautifully maintained communal gardens and allocated undercover parking with further visitors spaces available. No ongoing chain.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	159 Years from 1st June 1987 (120 years unexpired)
Service Charge	£4,322.05 pa (£1080.59 per quarter)
Ground Rent	£200 pa (£50 billed quarterly)



Situation

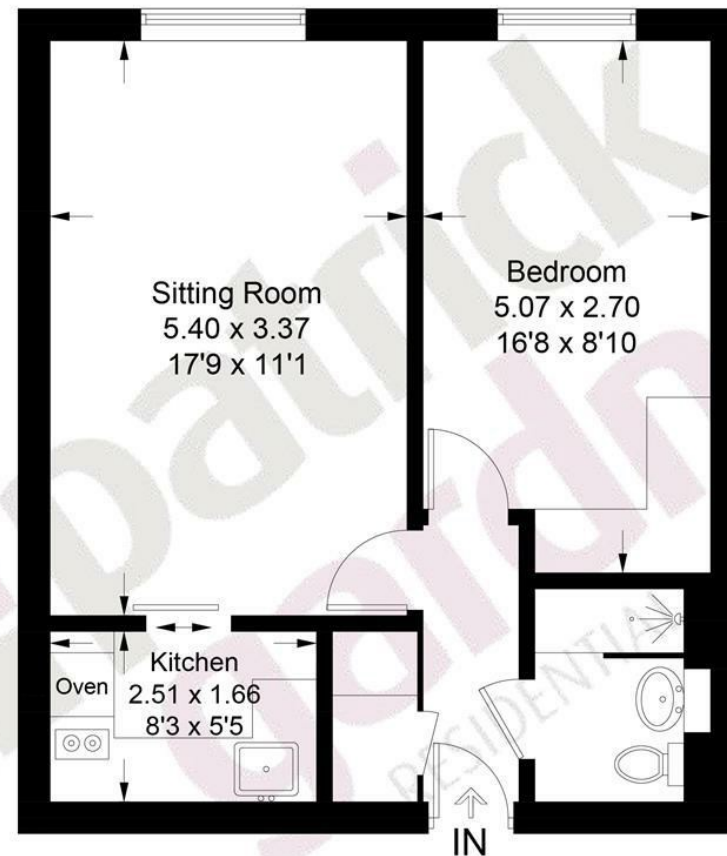
Holly Court is positioned in a lovely setting aside the River Mole, just a 5 minute walk from the town centre. There is a great range of shopping facilities including Waitrose, numerous boutique coffee shops, restaurants, the Swan Shopping Centre, theatre, library, and Fitness Gym. There is also a superb leisure centre just over the otherside of the river with numerous sports and activities available.

The main line railway station offers fast and frequent services north to London terminals and there are bus routes to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a footpath/cycle path along the River Mole and into Dorking and In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

<https://transformleatherhead.com/riverside-park/>

Approximate Gross Internal Area = 44.4 sq m / 478 sq ft



First 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. (ID1286529)

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