



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

Price Guide £179,950



- FIRST FLOOR RETIREMENT FLAT (521 SQ.FT.)
- DOUBLE BEDROOM
- FITTED KITCHEN WITH WINDOW
- WHITE BATHROOM SUITE
- SPACIOUS DUAL ASPECT LOUNGE
- LIFT SERVICE
- RESIDENTS LOUNGE
- GUEST SUITE
- RESIDENTS' AND VISITOR'S PARKING
- NO CHAIN

Description

Ashcroft Place is an estate of apartments designed specifically for active, independent residents aged 60 and above. With a southerly aspect, this first floor one bedroom apartment offers 521 sq.ft. of bright and spacious accommodation including spacious hall, 17' sitting/dining room, fitted kitchen with integrated appliances and window, double bedroom with wardrobes and shower room.

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

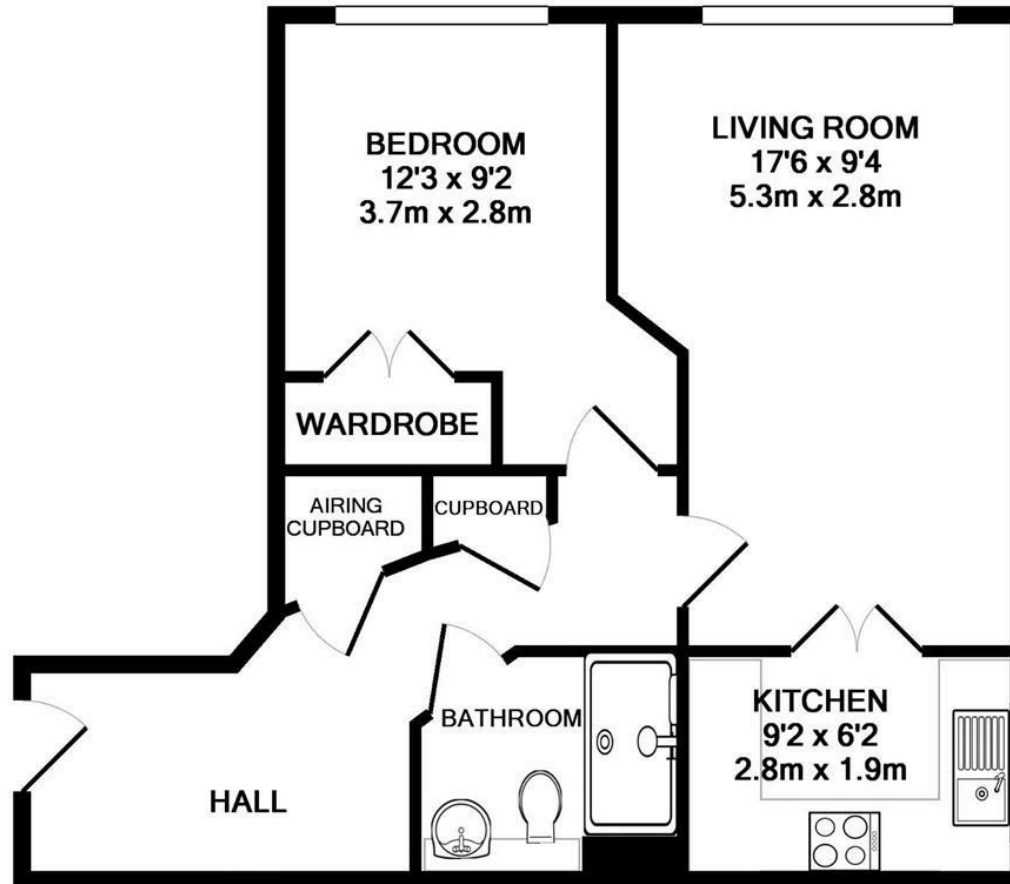
Ashcroft Place is located on the Epsom Road, a level walk or buggy ride of river walks, the town centre, Parish Church, Library and Nuffield Health Gym.

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.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	999 Years from 01/01/2006
Service Charge	£3156.00 pa (01/01/25 - 31/12/2025)
Ground Rent	£295.00 pa increasing £295 every 25 years



TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

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.

