Flat 18, Headley Lodge Leatherhead Road, Ashtead, Surrey, KT21 2TP

Guide Price £185,000

- FIRST FLOOR RETIREMENT APARTMENT
- RECENTLY BUILT DEVELOPMENT
- ON SITE MANAGER
- COMMUNAL PARKING
- COMMUNAL LOUNGE
- LIVING/DINING ROOM
- DOUBLE BEDROOM
- SHOWER ROOM
- CLOSE TO VILLAGE
- NO ONGOING CHAIN

Description

This desirable first floor one bedroom apartment is situated within the sought after Headley Lodge development and provides luxury accommodation to the over 60's. The development benefits from an on-site manager, lift, communal day room, kitchen, gardens, communal parking and easy access to local village shops and amenities.

The front door opens into a spacious hallway with a useful storage cupboard and shower room off with walk in shower, wash hand basin and w.c. The double aspect living room benefits from plenty of natural light and provides ample space for both entertaining and dining. Off the lounge the kitchen offers a range of wall and base units with integrated appliances and window overlooking the communal grounds. The double bedroom completes the accommodation providing ample space for freestanding furniture.

Residents can enjoy the use of the communal grounds which includes a seating area with landscaped gardens.

PLEASE NOTE, THE 1% EXIT FEE NO LOGER APPLIES.

Situation

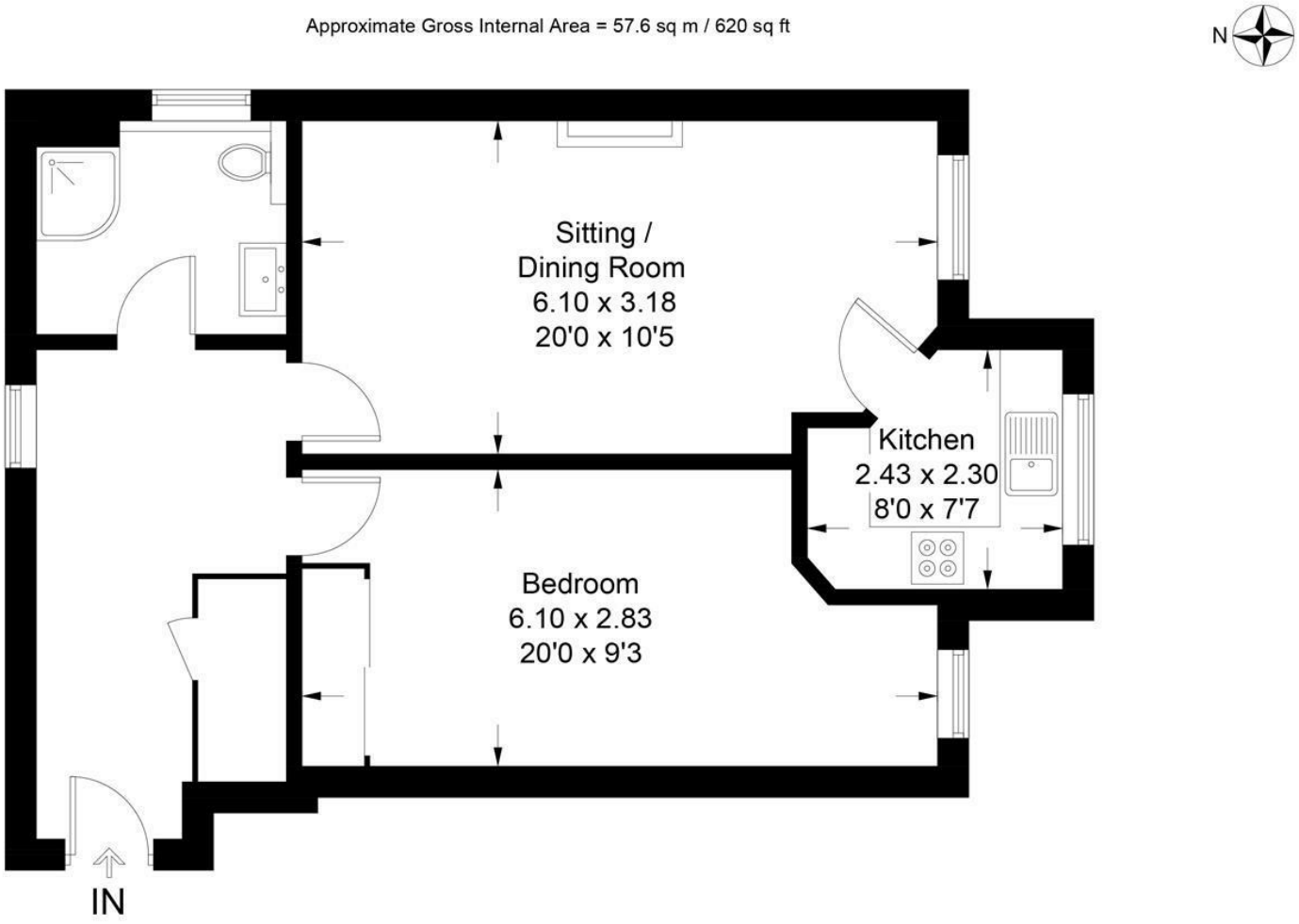
Ashtead village is just 0.4 of a mile away providing a wealth of independent traditional retailers, coffee houses, a good selection of restaurants along with Marks and Spencer Food Hall.

Ashtead's excellent transport services include buses, with a stop just outside the development, providing services to many local towns and villages with good connections to the wider bus network; trains from Ashtead's much used commuter station with convenient road links to London, the south and motorway network.

Country walks are close by featuring Ashtead Common, Epsom Downs, Box Hill, Norbury Park and Polesden Lacey all within easy reach.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	125 Years from 01/06/2017
Service Charge	£3818.09 per annum (correct as of 09/07/25)
Ground Rent	£815.94 per annum (correct as of 09/07/25)

Approximate Gross Internal Area = 57.6 sq m / 620 sq ft



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. (ID1215799)

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