



Flat 5, Pegasus Court 21 Epsom Road, Leatherhead, KT22 8SY

Price Guide £180,000



- SUPERB RETIREMENT APARTMENT
- BRAND NEW FITTED KITCHEN
- SITTING ROOM WITH JUILETTE BALCONY
- GROUND FLOOR (LIFT TO PARKING)
- WALKING / BUGGY RIDE FROM TOWN CENTRE
- ONE BEDROOM
- BRAND NEW SHOWER ROOM
- SECURE UNDERGROUND PARKING
- WEEKDAY ON SITE MANAGER
- NO CHAIN

Description

This superb one bedroom apartment, located on the raised ground floor is set at the rear of the building overlooking the communal gardens.

The flat itself comprises a spacious entrance hall with two built in cupboards, a good sized sitting room with double doors and Juliette balcony, there is a brand new fitted kitchen with integrated appliances, a good sized double bedroom and brand new modern bathroom with large walk-in shower.

'Retirement Living' provides for peace of mind amongst a like minded community and available to all residents; there is a friendly on-site weekday daytime manager, a communal lounge and a guest suite (bookable for a small charge).

Each property comes with a parking space in the underground gated car park (with lift access) which is accessed via a heated ramp. No chain.

Service charge includes: Grounds maintenance (gardener twice a week), general maintenance of the building (including lift & external window cleaning), communal cleaning & communal electricity, 24 hour alarm system, weekday daytime onsite manager, personal water rates, building insurance and regular coffee mornings!



Situation

Pegasus Court 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.

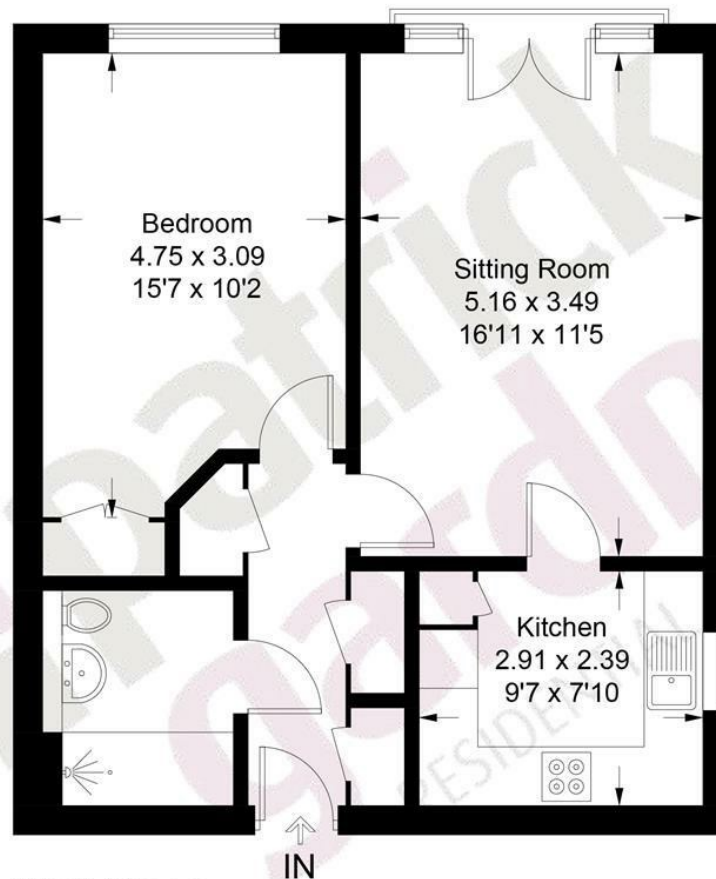
In Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsden School whilst at nearby Mickleham is Box Hill 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	C
Council Tax Band	D
Lease	125 Years from 01/01/2002
Service Charge	£4,357.08 pa (year ending Sept 2026)
Ground Rent	£349.00 pa (increasing £100 every 25 years until end of the lease)

Approximate Gross Internal Area = 52.3 sq m / 563 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. (ID1303726)

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