

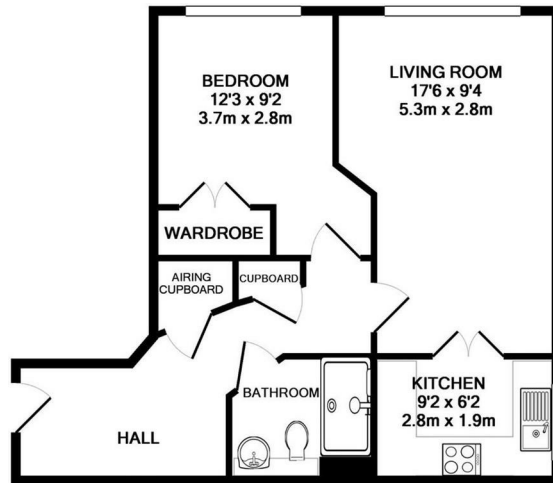


39 Ashcroft Place Epsom Road, Leatherhead, KT22 8RJ

Asking Price £200,000

- FIRST FLOOR RETIREMENT FLAT
- KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS DUAL ASPECT LOUNGE
- RESIDENTS LOUNGE
- RESIDENTS AND VISITORS PARKING
- 1 BEDROOM
- WHITE BATHROOM SUITE
- LIFT SERVICE
- GUEST SUITE
- END OF CHAIN

With a southerly aspect, a first floor apartment built in 2006/7 exclusively for the over 60's. With electric gated entrance, security video entrance phone on-site manager (mornings only) and optional 24 hour remote emergency call system. There is also a residents' lounge, lift service, private and visitors parking, communal buggy store and a visitors guest suite. The flat includes hall, large lounge/dining room, quality fitted kitchen with integrated appliances and white bathroom suite. The kitchen and bathroom have also just had newly fitted tiled floors. Service charge includes water rates. End of chain.



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  
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**Tenure**  
**Lease**  
**Service Charge**  
**Ground Rent**  
**EPC**  
**Council Tax Band**

Leasehold  
999 yrs from 01.01.06  
£3,036 for y/e 31.12.23  
(£1,518 paid half yearly)  
£295 pa increasing by  
£295 every 25 years  
B  
D

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