



18 Pegasus Court, 21 Epsom Road, Leatherhead, Surrey, KT22 8SY

Price Guide £109,950





- 1ST FLOOR FLAT FOR THE ACTIVELY RETIRED
- LIVING ROOM WITH JULIETTE BALCONY
- NO ONWARD CHAIN
- GUEST SUITE (SMALL CHARGE)
- SECURE UNDERGROUND CAR PARK WITH LIFT
- DOUBLE BEDROOM & LARGE BATHROOM
- FITTED KITCHEN WITH WINDOW
- COMMUNAL RESIDENTS' LOUNGE
- ON SITE WEEK DAY MANAGER
- COMMUNAL GARDENS



## Description

Designed exclusively for the active over 60's, this one bedroom apartment, located on the 1st floor (with lift/stairs access) 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 living room with double doors and Juliette balcony, a kitchen with a window, a good sized double bedroom and fully tiled bathroom with new shower enclosure.

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

Each property comes with a parking space in the underground car gated car park 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, resident manager, water rates, building insurance and regular coffee mornings!

## Situation

The property is located on the Ashted side of Leatherhead. Leatherhead town centre offers a comprehensive range of shopping facilities including Waitrose, Lidl, the partly covered Swan Shopping Centre, theatre and main line railway station with direct services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned. Leisure facilities include the private Nuffield Health centre in Leatherhead town and leisure centre at Fetcham Grove.

**Tenure**

Leasehold

**EPC**

C

**Council Tax Band**

D

**Lease**

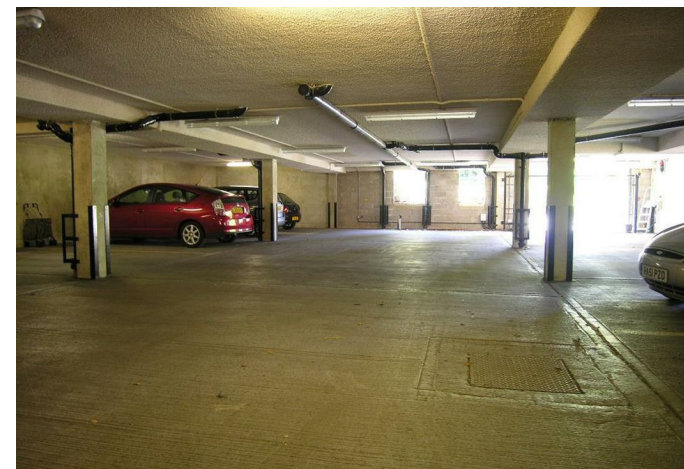
125 years from 1st January 2002

**Service Charge**

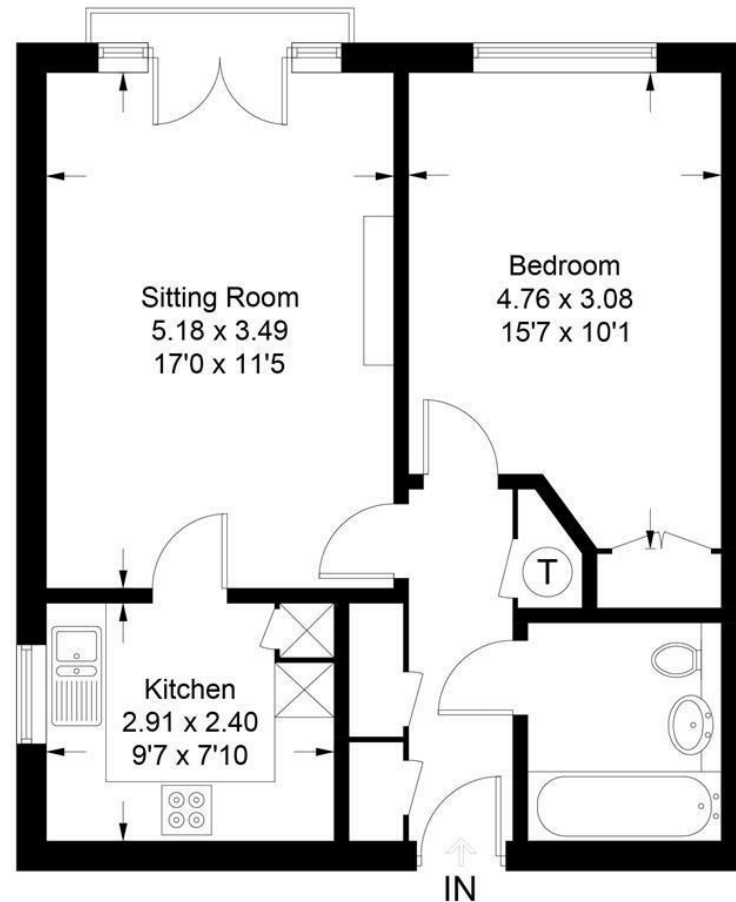
£5,147.88 pa (£2,573.94 paid half yearly)

**Ground Rent**

£349 pa (paid half yearly)



Approximate Gross Internal Area = 53 sq m / 570 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. (ID739792)

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