



 **patrick
gardner**
RESIDENTIAL

Flat 8, Ashcroft Place Epsom Road, Leatherhead, KT22 8RJ

Price Guide £375,000



- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SITTING/DINING ROOM
- EXCELLENT COMMUNAL FACILITIES
- 450 YARDS TO TOWN CENTRE
- EXCLUSIVELY FOR OVER 60's
- TWO BATHROOMS
- FITTED KITCHEN WITH WINDOW
- SECURE GATED PARKING
- PART TIME CONCIERGE & 24 HR CARE LINE*

Description

A beautifully presented two bedroom (738 sq.ft.) first floor apartment situated in this in sought after gated retirement development set in beautifully landscaped grounds with lit paths, well maintained gardens and parking whilst within 450 yards from the High Street.

A spacious hall with coats cupboards and airing cupboard leads through double doors to a bright double aspect sitting/dining room which features glazed double doors into fitted kitchen with a comprehensive range fitted units and integrated appliances. The master bedroom has a fitted double wardrobe and en suite shower room, the second double bedroom enjoys a luxury bathroom which is just across the hall.

Ashcroft Place is a luxury apartment development built in 2007 by Linden Homes and is designed for the actively retired over 60's. Residents benefit from communal facilities including a large resident's lounge (see photo below, with residents own organised activities).

* There is a 24hr Telecare Service can be installed on request at no cost and a part time concierge manager (currently three mornings a week). Residents can book in advance for a small charge a guest suite for use by visitors. There is also a communal buggy store with charging points.



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.

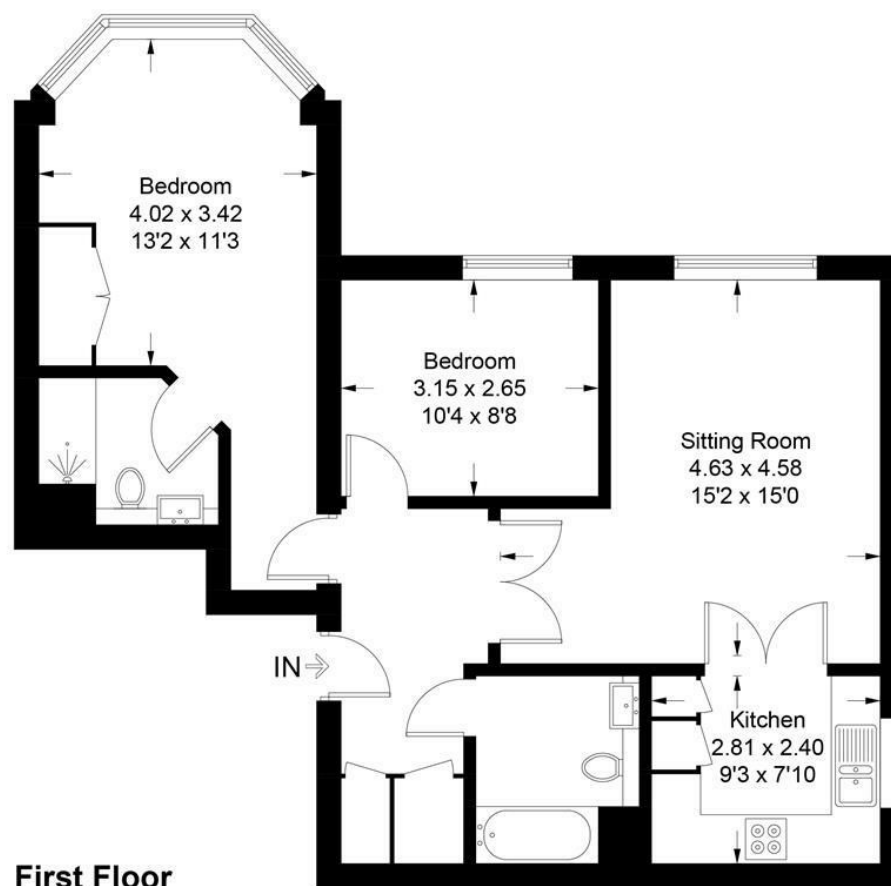
In Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsland School whilst at nearby Mickleham is Box Hill 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	E
Lease	999 Year Lease from 2006
Service Charge	£3,156.00 per annum (including water rates for y/e 31st Dec 2025)
Ground Rent	£295 per annum (increasing £295 every 25 years)

Approximate Gross Internal Area = 68.6 sq m / 738 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. (ID1211338)

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