



44 Ashcroft Place Epsom Road, Leatherhead, Surrey, KT22 8RJ

Asking Price £329,950





- LARGE SECOND FLOOR (TOP) APARTMENT • LIFT SERVICE
- 2 BEDROOMS
- 2 BATHROOMS
- VERY SPACIOUS LOUNGE/DINING ROOM
- QUALITY FITTED KITCHEN
- RESIDENTS LOUNGE AND GUEST ROOM
- GATED ENTRANCE AND ENTRY PHONE
- RESIDENTS PARKING AND GARDENS
- END OF CHAIN

## Description

A particularly spacious top floor apartment, purpose built in 2007 exclusively for the over 60's set behind a gated entrance and 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 large 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.

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 sales 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

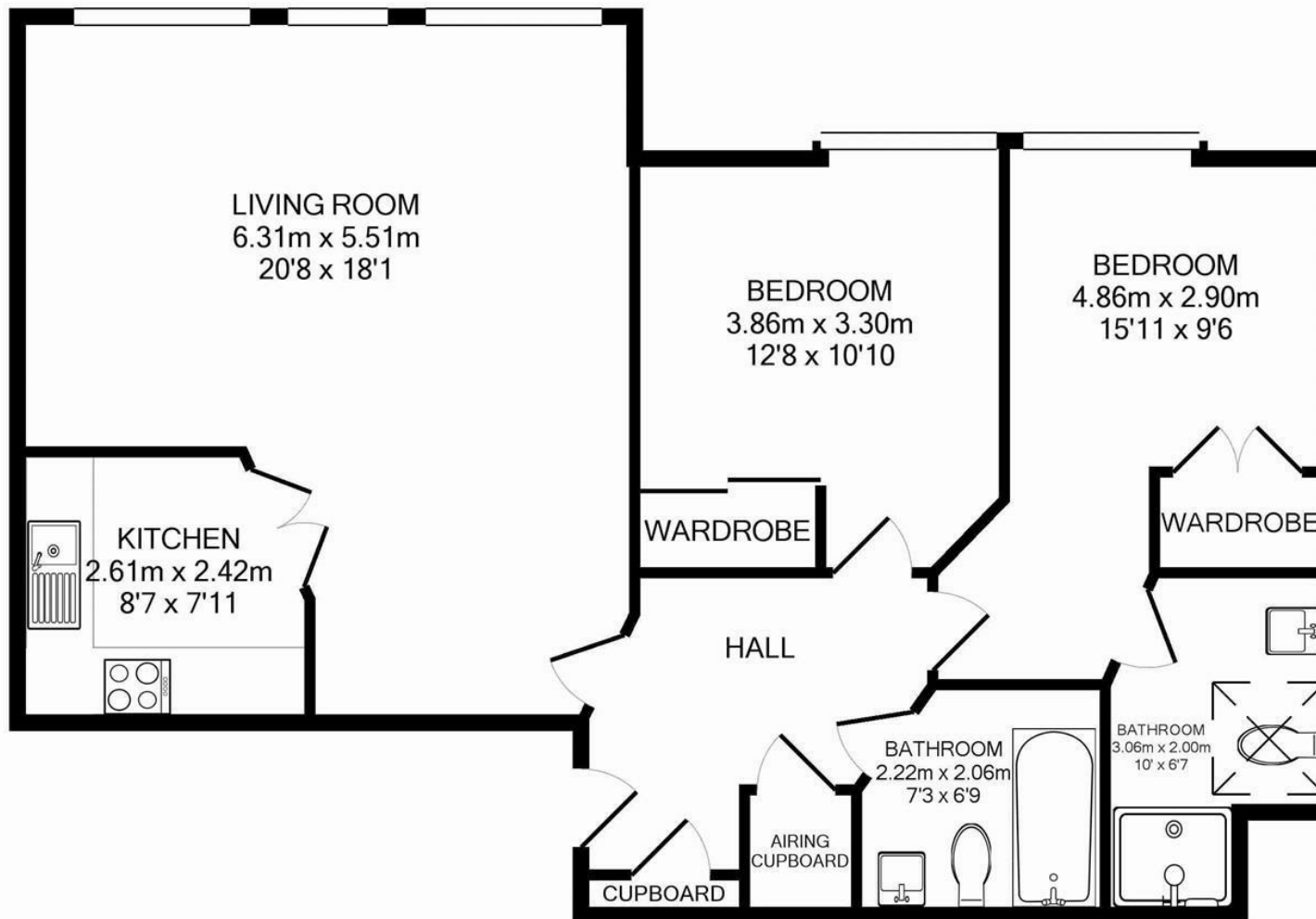
Ashcroft Place enjoys a convenient location being within minutes walk (450 yds) of the town centre with its comprehensive range of shopping facilities and main line railway station.

Leatherhead town offers a comprehensive range of leisure and shopping facilities including the part covered Swan Shopping Centre, Waitrose local, Leatherhead Theatre, the superbly refurbished public Leisure Centre and private Nuffield Heath Club.

Junction 9 of the M25 can be found on the Ashtead side of Leatherhead and Gatwick and Heathrow.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	E
<b>Lease</b>	999 years from 01.01.06
<b>Service Charge</b>	£2760 p.a.
<b>Ground Rent</b>	£295 p.a.



Total Approx. Floor Area 77.3 Sq.M. (832 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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