



14 Ashcroft Place Epsom Road, Leatherhead, KT22 8RJ

Price Guide £150,000



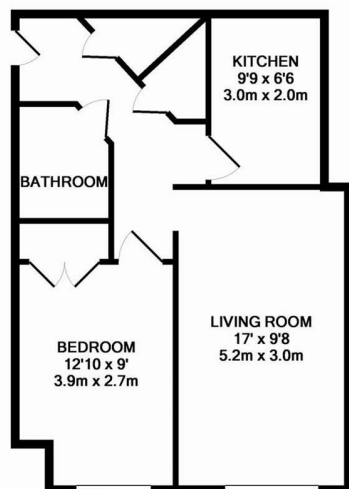
- ONE BEDROOM SECOND FLOOR APARTMENT (with lift)
- DOUBLE BEDROOM WITH WARDROBE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MATURE GROUNDS AND SECURE PARKING
- RETIREMENT APARTMENT (over 60's)
- SERVICE CHARGE £3,036 pa
- LIVING ROOM
- BATHROOM
- 24 HOUR TELECARE SERVICE \*
- NO CHAIN

This one bedroom apartment which is offered with no onward chain, forms part of a sought after retirement development built just 10 years ago exclusively for the over 60's being situated within 450 yards of the town centre.

Number 14 is located on the second floor, accessed by a lift service and offering a good size lounge, double bedroom, a well equipped kitchen and white bathroom suite.

Ashcroft Place has comprehensive resident's facilities including an impressive resident's lounge with terrace, mature front and rear gardens, part-time manager and guest suite.

\* A 24hr Telecare Service can be installed on request at no cost



TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 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 years from 01.01.06  
£3,156 pa (01.01.24 - 31.12.24)  
£295 pa increasing by £295 every 25 years  
C  
D

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