



37 Ashcroft Place Epsom Road, Leatherhead, KT22 8RJ

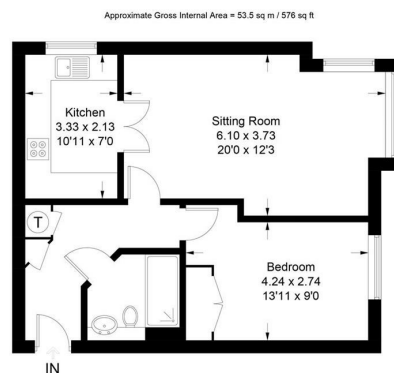
Asking Price £275,000

- FIRST FLOOR APARTMENT WITH LIFT (576 sq.ft.)
- LIVING/DINING ROOM
- SHOWER ROOM
- SHORT WALK TO TOWN CENTRE
- SECURE RESIDENTS & VISITOR PARKING
- DOUBLE BEDROOM WITH WARDROBE
- MODERN FITTED KITCHEN
- * 24 HOUR REMOTE CALL SYSTEM
- EXCELLENT RESIDENT FACILITIES
- LONG LEASE & NO MANAGMNET COMPANY EXIT FEES

In lovely order throughout this delightful first floor apartment is ideally positioned just 450 yards from the town centre, Waitrose, Nuffield Gym and Library.

This spacious first floor apartment has a bright southerly outlook towards the attractive front gardens of Ashcroft Place. The apartment enjoys a good sized living room with wide bay window, modern fitted kitchen with window and integrated appliances, double bedroom with built-in wardrobe and shower room featuring a large shower enclosure.

*An optional 24 hour remote emergency call system is also available if required. Further resident's facilities include a guest suite bookable in advance for a small charge, communal buggy store with charging points and superb residents lounge with terrace.



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. (ID894284) www.bagshawandhardy.com © 2022

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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