



14 Ashcroft Place Epsom Road, Leatherhead, Surrey, 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 £3,156 per annum
- LIVING ROOM
- BATHROOM
- 24 HOUR TELECARE SERVICE
- NO CHAIN

## Description

This one bedroom apartment forms part of a sought after retirement development built exclusively for active, independent residents aged 60 and above. Located on the second floor and accessed by a lift service, the property good size lounge, double bedroom, a well equipped kitchen and white bathroom suite.

Services available at Ashcroft Place include;

- Communal lounge
- Resident organised social events
- Guest suite available to book for your visiting guests
- Weekday concierge 10am – 1pm
- Concierge assists with general enquiries, the smooth running of the communal areas of the estate and manages the booking of the guest suite

For peace of mind there is the option to connect into a 24h care alarm system connected to an external centre. Whilst this is not part of the Ashcroft Place services, the costs for this, should you choose to request it, are met by the service charges.

The property will be sold with no onward chain. Ashcroft Place is located within 450 yards of the town centre

## 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 Downsends School whilst at nearby Mickleham is Box Hill School.

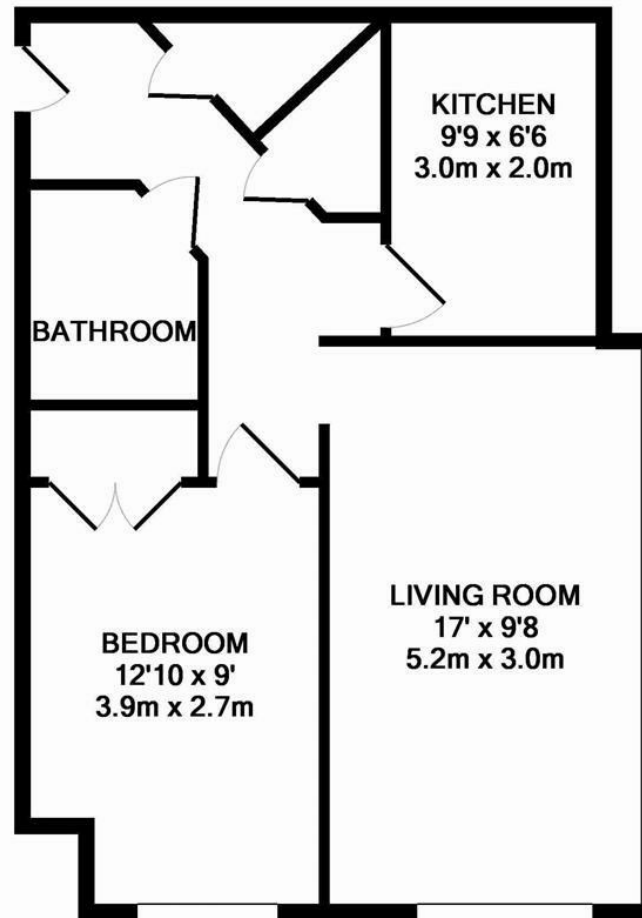
Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

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.

|                         |                                                  |
|-------------------------|--------------------------------------------------|
| <b>Tenure</b>           | Leasehold                                        |
| <b>EPC</b>              | C                                                |
| <b>Council Tax Band</b> | D                                                |
| <b>Lease</b>            | 999 Years from 01/01/2006                        |
| <b>Service Charge</b>   | £3,156 pa (01/01/25 - 31/12/25) Paid half yearly |
| <b>Ground Rent</b>      | £295 pa increasing by £295 every 25 years        |







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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