



**patrick
gardner**
RESIDENTIAL

Flat 10, Pegasus Court, 21 Epsom Road, Leatherhead, KT22 8SY

Price Guide £130,000



- RAISED GROUND FLOOR APARTMENT
- WEEKDAY ON SITE MANAGER
- ENTRANCE HALL
- KITCHEN WITH WINDOW
- BATHROOM
- LOCATED CLOSE TO FRONT DOOR
- RESIDENTS LOUNGE
- JULIETTE BALCONY TO LIVING ROOM
- DOUBLE BEDROOM
- PARKING SPACE & LIFT

Description

Designed exclusively for the active over 60's, this one bedroom apartment, located on the raised ground floor is set at the rear of the building overlooking the communal gardens.

The flat itself comprises a spacious entrance hall with two built in cupboards, a living room with double doors and Juliette balcony, a kitchen with a window, a good sized double bedroom and fully tiled bathroom.

'Retirement Living' provides for peace of mind amongst a like minded community and available to all residents; there is a friendly on-site weekday daytime manager, a communal lounge and a guest suite (bookable for a small charge).

Each property comes with a parking space in the underground gated car park (with lift access) which is accessed via a heated ramp. No chain.

Service charge includes: Grounds maintenance (gardener twice a week), general maintenance of the building (including lift & external window cleaning), communal cleaning & communal electricity, 24 hour alarm system, weekday daytime onsite manager, personal water rates, building insurance and regular coffee mornings!



Situation

The property is located on the Ashtead side of Leatherhead. Leatherhead town centre offers a comprehensive range of shopping facilities including Waitrose, Lidl, the partly covered Swan Shopping Centre, theatre and main line railway station with direct services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned. Leisure facilities include the private Nuffield Health centre in Leatherhead town and leisure centre at Fetcham Grove.

Tenure

Leasehold

EPC

C

Council Tax Band

E

Lease

125 years from 01.01.02

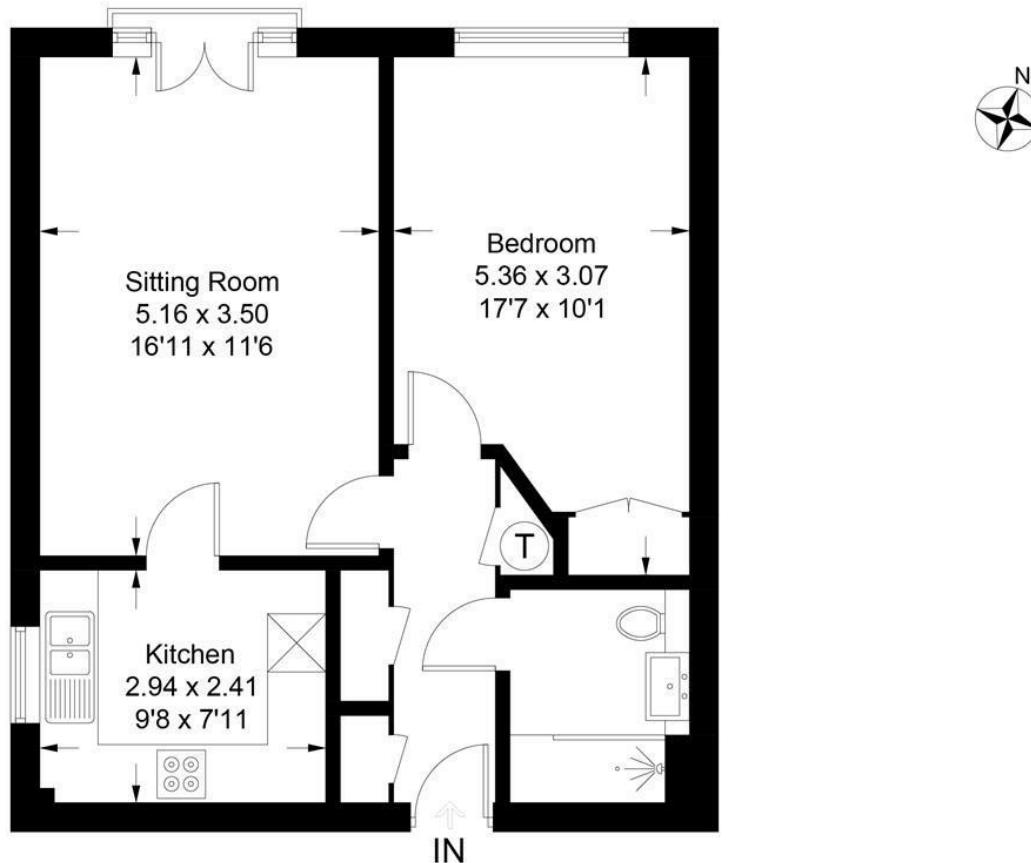
Service Charge

for year ending Sept 2024 - £4,169

Ground Rent

£349 pa

Approximate Gross Internal Area = 51.9 sq m / 559 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. (ID1106922)

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