



**Holly Court**, Belmont Road, Leatherhead, Surrey KT22 7DX

**£245,000 Leasehold**



# Holly Court, Belmont Road, Leatherhead, Surrey, KT22 7DX



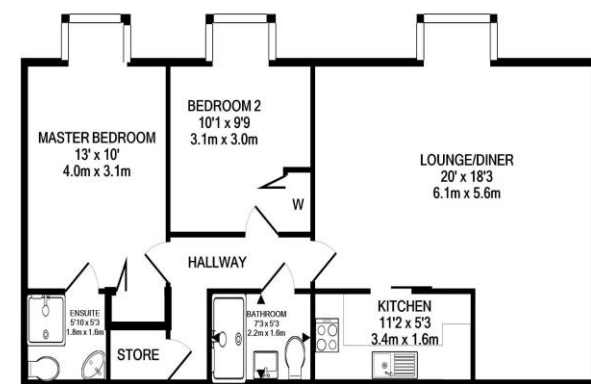
- TOP FLOOR TWO BEDROOM RETIREMENT FLAT
- 2 BATHROOMS (ONE EN-SUITE)
- 20' LOUNGE/DINING ROOM WITH STUDY AREA
- FITTED KITCHEN
- DOUBLE GLAZING
- RESIDENTS LOUNGE
- GUEST ROOM AND LAUNDRY ROOM
- 24 HOUR ALARM SYSTEM AND MANAGER
- RESIDENTS PARKING
- EPC **C** & Council Tax Band **D**

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**The Property** One of the largest (758 sq.ft.) two bedroom apartments in Holly Court, the property features an impressive 20' 'L' shaped Lounge/Diner with study area, two shower rooms, fitted kitchen and double glazing whilst within a short walk over Leatherhead's town centre and Riverside walks. Externally, are very attractive communal gardens and residents and visitors parking. 'Retirement' living includes 24 hour alarm system, residents lounge, guest suite, laundry room and a resident manager. 116 year lease. End of chain.

**Situation** Leatherhead town centre has excellent facilities including a Lidl, Sainsbury's and Waitrose supermarket, theatre/cinema and Leatherhead Leisure Centre. The property is a short walk from the station with services into London and the M25 motorway is just over a mile away.

**Lease** 116 Years remaining **Service Charge** £4,338.50 pa **Ground Rent** £300 pa



TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 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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