



16 Pegasus Court Epsom Road, Leatherhead, KT22 8SY

Price Guide £230,000





- FIRST FLOOR APARTMENT (WITH LIFT)
- BATHROOM AND EN-SUITE
- DUAL ASPECT KITCHEN
- SECURE UNDERGROUND PARKING
- RESIDENTS LOUNGE
- TWO BEDROOMS
- JULIETTE BALCONY TO LIVING ROOM
- GOOD STORAGE
- WEEKDAY ON SITE MANAGER
- COMMUNAL GARDENS



## Description

A first floor age restricted apartment set on the Ashted side of Leatherhead and benefiting from a luxury resident's lounge, estate manager and a monitoring system. The property further benefits from secure underground parking, a guest suite (bookable for a small charge) and communal grounds with lawns, flower beds and garden seating. 'Retirement Living' provides for peace of mind amongst a like minded community.

The flat itself comprises a spacious entrance hall with three built in cupboards, a living room with double doors and space for a dining room table. The kitchen has built in appliances and space for a breakfast table. There are two good sized bedrooms, one with an en-suite bathroom, as well as a separate shower room.

Each property comes with a parking space in the underground gated car park (with lift access) which is accessed via a heated ramp.

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

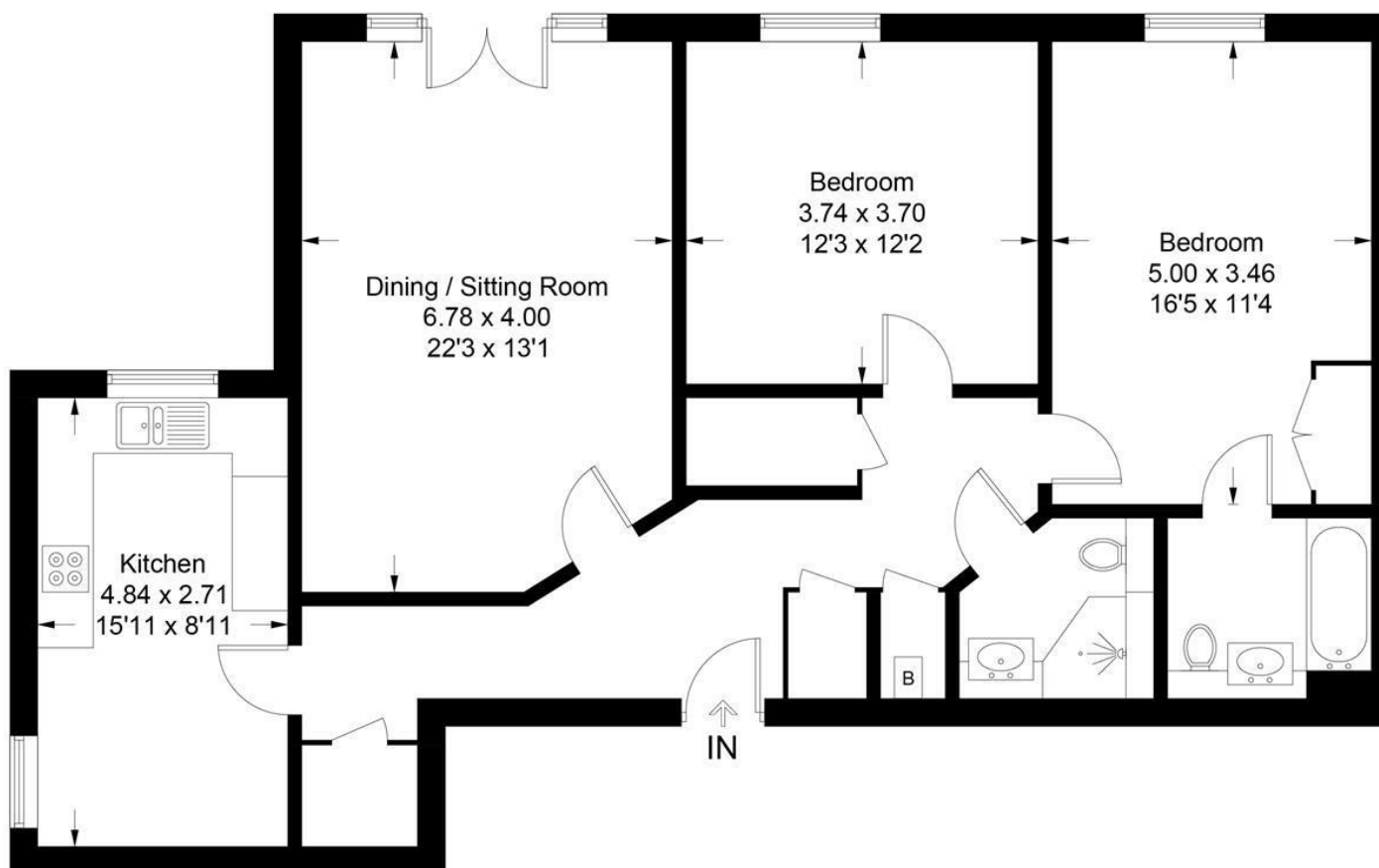
The property is located on the Ashted side of Leatherhead. Leatherhead town centre offers a comprehensive range of shopping facilities including Waitrose, Lidl, the partly covered Swan Shopping Centre, theatre and main line railway station with direct services to London Waterloo, Victoria and London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

The property is offered as end of chain.

<b>Tenure</b>	LEASEHOLD
<b>EPC</b>	B
<b>Council Tax Band</b>	E
<b>Lease</b>	125 YEARS FROM 1 JANUARY 2002
<b>Service Charge</b>	£5,559.18 PER ANNUM (£2779.59 PAID HALF YEARLY)
<b>Ground Rent</b>	£389.00

Approximate Gross Internal Area = 98.2 sq m / 1057 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. (ID1162989)

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