



44 Ashcroft Place Epsom Road, Leatherhead, KT22 8RJ

Price Guide £299,950

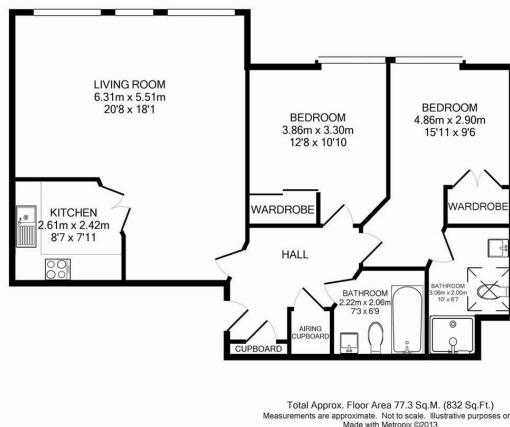
- LARGE SECOND FLOOR (TOP) APARTMENT
- 2 BEDROOMS
- VERY SPACIOUS LOUNGE/DINING ROOM
- RESIDENTS LOUNGE AND GUEST ROOM
- RESIDENTS PARKING AND GARDENS
- LIFT SERVICE
- 2 BATHROOMS
- QUALITY FITTED KITCHEN
- GATED ENTRANCE AND ENTRY PHONE
- END OF CHAIN

A particularly spacious top floor apartment, purpose built in 2007 exclusively for the over 60's set behind a gated entrance and set in beautifully landscaped grounds with lit paths, well maintained gardens and parking whilst within 450 yards from the High Street.

A spacious hall with coats cupboards and airing cupboard leads through double doors to a large sitting/dining room which features glazed double doors into fitted kitchen with a comprehensive range fitted units and integrated appliances. The master bedroom has a fitted double wardrobe and en suite shower room, the second double bedroom enjoys a luxury bathroom which is just across the hall.

Residents benefit from communal facilities including a large resident's lounge (see photo below, with residents own organised activities).

There is a 24hr Telecare Service can be installed on request at no cost and a part time sales manager (currently three mornings a week). Residents can book in advance for a small charge a guest suite for use by visitors. There is also a communal buggy store with charging points.



**Tenure**  
Leasehold  
**Lease**  
999 years from 01.01.06  
**Service Charge**  
£3,156 (01.01.24 - 31.12.24)  
**Ground Rent**  
£295 pa increasing £295 every 25 years  
**EPC**  
C  
**Council Tax Band**  
E



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