



**patrick
gardner**
RESIDENTIAL

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

Price Guide £185,000



- FIRST FLOOR 2 BEDROOM APARTMENT
- ENTRANCE HALL & LARGE BOOT ROOM
- BEDROOM 1 WITH ENSUITE
- CAR PARKING SPACE
- COMMUNAL LOUNGE & RESIDENTS' SUITE
- FOR THE ACTIVELY RETIRED OVER 55'S
- L-SHAPED LIVING ROOM
- BEDROOM 2 & GUEST BATHROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- LIVE ON SITE RESIDENT MANAGER

Description

This two bedroom first floor retirement apartment, designed for the actively retired over 55's, enjoys a highly convenient location being just a short walk from the town centre and shops.

The accommodation is spacious offering just over 852 sq.ft. which includes an entrance hall and inner hall with a very useful walk-in boot room off being ideal for storage. The double aspect L-shaped living room has space for a dining table with the contemporary style refitted modern kitchen accessed through this space. There are two double bedrooms (one with ensuite shower); both with fitted wardrobes. The guest bathroom is of a good size and includes a bath.

Communal facilities include a guest suite (bookable for a small charge) whilst the service charge covers domestic water usage, the use of communal laundry facilities if desired, the peace of mind of an on-site resident manager (available Monday - Friday), 24 hour emergency call service, residents lounge and communal gardens. There is an active residents association and each flat is allocated a parking space.

N.B. The flat is vacant and some of the photographs have been virtually staged.

Situation

Just a short walk away is Leatherhead's town centre offering a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, library, Waitrose and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are bus routes to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a footpath/cycle path along the River Mole and into Dorking and in the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

Tenure

Leasehold

EPC

C

Council Tax Band

C

Lease

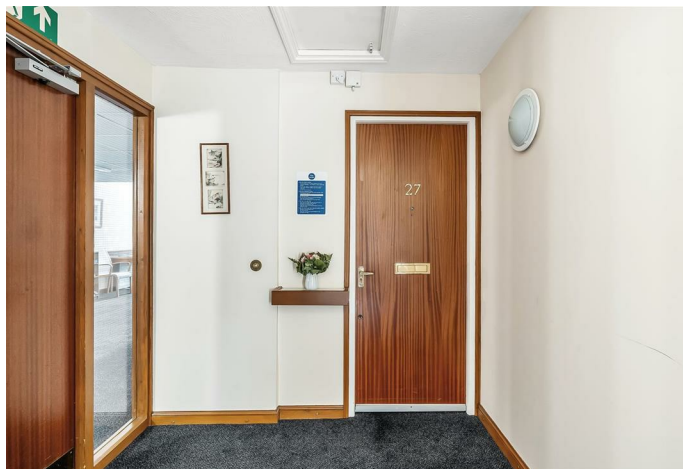
99 years from 1st June 1987 (expires 31.05.2086).

Service Charge

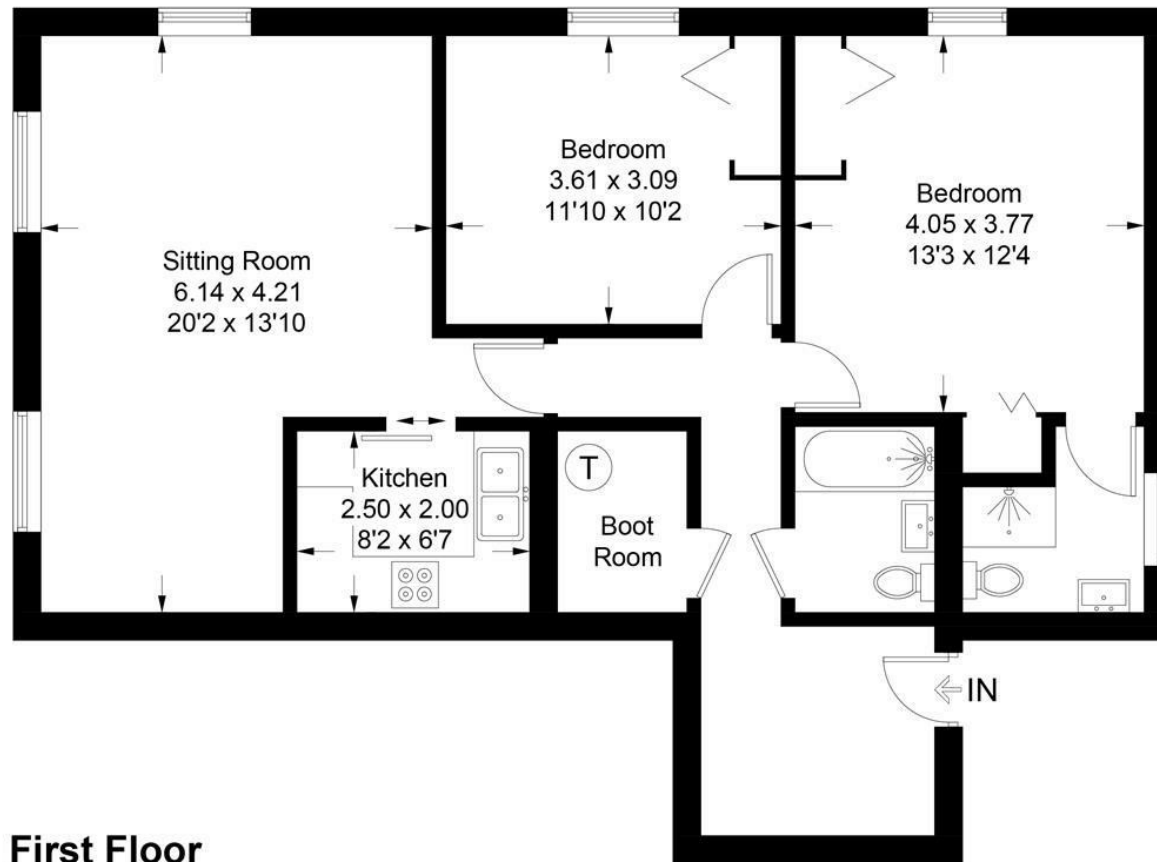
£6055.69 for the current year ending 01.04.26

Ground Rent

£150 p.a. until 31st May 2037 then rising to £225 p.a. until 31st May 2062 with £300 p.a. then payable for the remainder of the term.



Approximate Gross Internal Area = 79.2 sq m / 852 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. (ID1213746)

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