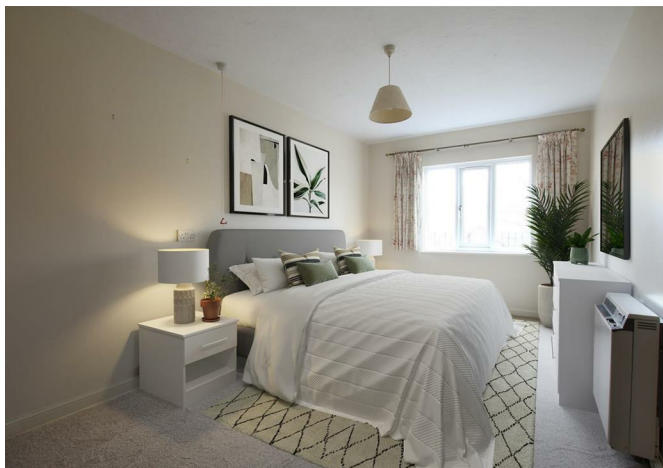




7 Holly Court Belmont Road, Leatherhead, Surrey, KT22 7DX

Price Guide £139,950



- GROUND FLOOR APARTMENT WITH TERRACE
- RESIDENTS LOUNGE AND GUEST SUITE
- SHORT WALK TO TOWN CENTRE
- MODERN SHOWER ROOM
- SUNNY ASPECT OVER THE REAR AND GARDENS
- BEAUTIFUL COMMUNAL GARDENS
- RESIDENTS PARKING
- NO CHAIN
- SITTING ROOM
- 24 HR ALARM CALL SYSTEM + RESIDENTS MANAGER

## Description

A well presented one bedroom ground floor apartment with direct access to a shared rear terrace overlooking the communal gardens.

Situated in this sought after development designed for the over 55's, there are superb communal facilities including residents lounge, lovely communal gardens, laundry room, overnight guest room and residents parking.

The property features private access via French doors from the living/dining room onto a shared balcony/terrace, fitted kitchen, bathroom and good sized double bedroom with fitted wardrobes. No chain.

Please note: photos of the bedroom and sitting room are 'virtually staged'

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>* Lease</b>	99 Years from 1st June 1987 (60 years unexpired)
<b>Service Charge</b>	£3,840 (April 2025 - April 2026)
<b>Ground Rent</b>	£75.00 pa from 2012 - 2037 £125.00 pa from 2037 - 2062 £225.00 for remainder of lease



## Situation

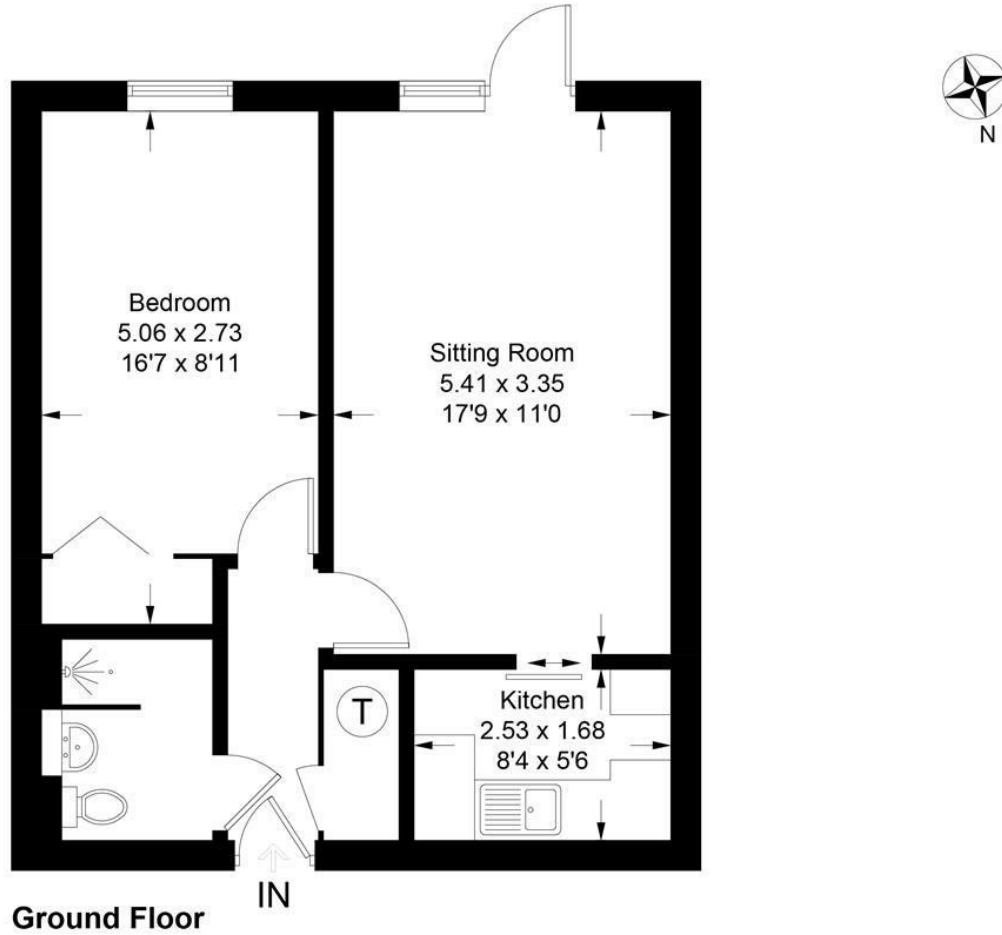
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, library, Waitrose and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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.

<https://transformleatherhead.com/riverside-park/>

Approximate Gross Internal Area = 44.5 sq m / 479 sq ft



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. (ID1064532)  
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