



**GATED DEVELOPMENT
FOR OVER 60's
999 YEAR LEASE
VIDEO ENTRY SYSTEM**

**NO ONWARD CHAIN
FIRST FLOOR - LIFT SERVICE
RESERVED & VISITOR PARKING
COMMUNAL GARDENS**

Christies Residential are pleased to offer for sale this 1st floor double bedroom retirement flat exclusively for the over 60's. Situated in a secure gated development within walking distance of Leatherhead town centre & mainline station the property benefits from: no onward chain, 999 year lease, video entry system, lifts to upper floors, fitted kitchen with double doors to 19' lounge/dining room, modern shower room, communal lounge, guest suite, 24 hour remote call system, communal gardens, reserved & visitor parking.

**Ashcroft Place, Epsom Road,
Leatherhead, Surrey, KT22 8RJ**

£ 199,950

Secure Gated Access

Video Entry Phone System

Communal Entrance

With lifts & stairs to upper floors.

Entrance Hall

Via wood front door. Storage cupboard. Airing cupboard housing water tank with immersion heater. Security entry phone.

Double Bedroom

12' 4" X 10' 6" (3.76m X 3.20m)

Leaded double glazed window. Built in double wardrobes. Electric heater. Carpeted.

Lounge/Dining Room

19' 6" X 10' 10" (5.94m X 3.30m)

Leaded double glazed window. Carpeted. Electric heater. Double doors to:

Fitted Kitchen

8' 8" X 9' 3" (2.64m X 2.82m)

Leaded double glazed window. Range of fitted wall & base units with 1 & 1/2 stainless steel inset sink. Built in 'Neff' double oven, Ceramic hob with cooker hood over. Freestanding Bosch' washing machine. Integrated fridge/freezer & 'Bosch' dishwasher. Ceramic tiled floor.

Family Shower Room

Matching suite comprising: double walk in shower cubicle, vanity unit housing wash hand basin & low level WC. Heated towel rail. Part tiled walls with fitted mirror & shaver point. Ceramic tiled floor.

Residents Lounge

Guest Suite

Reserved & Visitor Parking

Communal Gardens

LEASE

999 Year Lease - with 983 Years unexpired

Tenure End

19/04/3006

GROUND RENT

£295 Per Annum (Reviewed every 25 years)

SERVICE CHARGE

£3036 Per Annum

With no management company exit fees


Local Authority

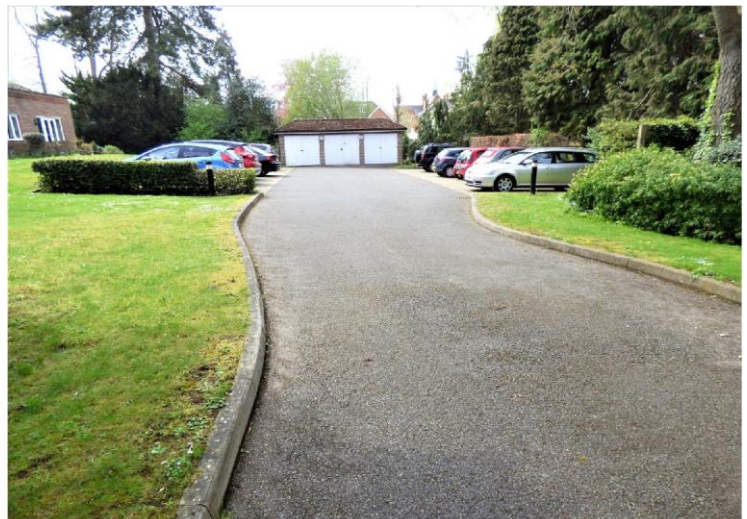
Mole Valley District Council

Council Tax

Tax Band D

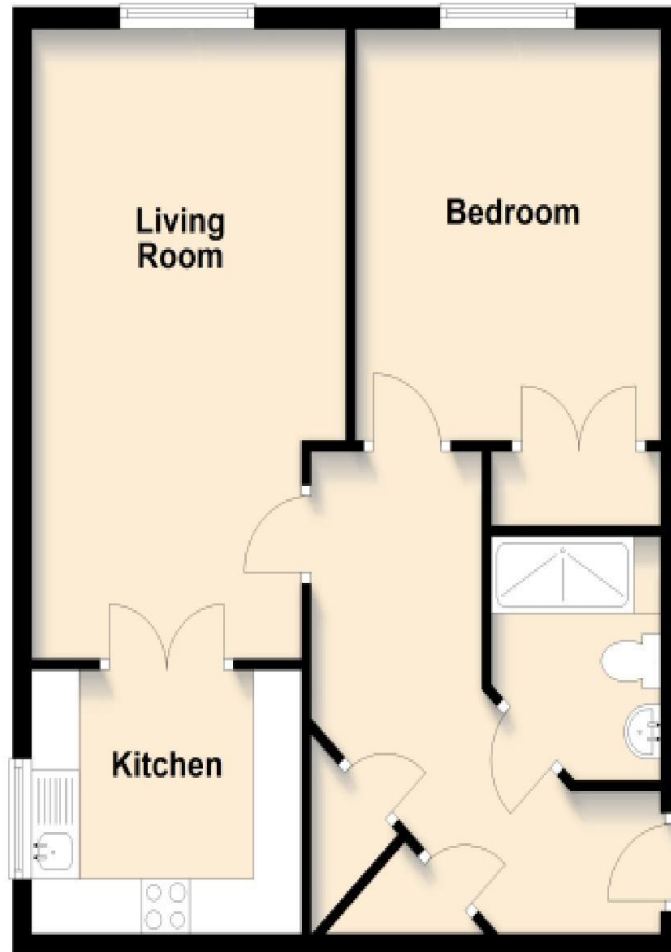


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	81	83
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



First Floor Flat

Approx. 587.2 sq. feet



Total area: approx. 587.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.

