



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

£250,000 Leasehold

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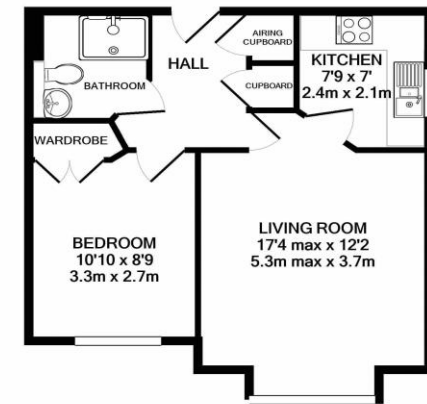
- GROUND FLOOR FLAT
- EXCLUSIVE TO THE OVER 60'S
- 17' LOUNGE/DINING ROOM
- DOUBLE BEDROOM WITH WARDROBES
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LUXURY SHOWER ROOM
- RESIDENTS LOUNGE AND GUEST SUITE
- OPTIONAL 24 HOUR TELECARE SERVICE
- RESIDENTS AND VISITOR PARKING
- EPC **C** & Council Tax Band **D**

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The Property In lovely order throughout and only 450 yards from the town centre Waitrose and Sainsbury's, this spacious ground floor apartment has a bright southerly outlook towards the attractive front gardens of Ashcroft Place. The apartment enjoys a good sized living room with wide bay window, modern fitted kitchen with integrated appliances, double bedroom with built-in wardrobe and shower room featuring a large shower enclosure. Externally are parking for residents and visitors and lovely gardens approached from the communal lounge.

Situation There are comprehensive shopping facilities and amenities in Leatherhead town centre, main line station and the M25 just a short distance away.

Lease 999 years from 2006 **Service Charge** £2,724 per annum. **Ground Rent** £295 per annum.



TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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