



HEADLEY LODGE LEATHERHEAD ROAD ASHTEAD KT21 2TP

MICHAEL EVERETT & Co

... A Moving Experience

A first floor two bedroom retirement apartment, for the over 60's, situated in the sought after Headley Lodge development. The property benefits from an on-site manager, lift and communal facilities and is located within easy access of local shops and amenities.

Communal Entrance: stairs and lift to first floor. Entrance Hall: large storage cupboard. Living/Dining Room: fireplace with electric coal effect fire, night storage heater, door and side window to Juliet balcony, door to Kitchen: comprehensive range of modern high gloss units with cupboards and drawers below, marble effect work surfaces, inset stainless steel sink unit with mixer tap, built in oven, four ring ceramic hob with stainless steel extractor fan above. Bedroom One: double wardrobe with sliding mirror fronted doors, further walk in wardrobe, night storage heater. En-Suite Shower Room: Large shower cubicle, wash hand basin with mixer tap and vanity unit below and medicine cabinet above, low level w.c with concealed cistern, wall mounted chrome heated towel rail. Bedroom Two: night storage heater. Bathroom: panel enclosed bath, wash hand basin with mixer tap, vanity unit below and mirror over, low level w.c. with concealed cistern, wall mounted chrome heated towel rail.

Communal Facilities: Communal day room and kitchen.

Outside: Communal gardens and parking.

EPC=B

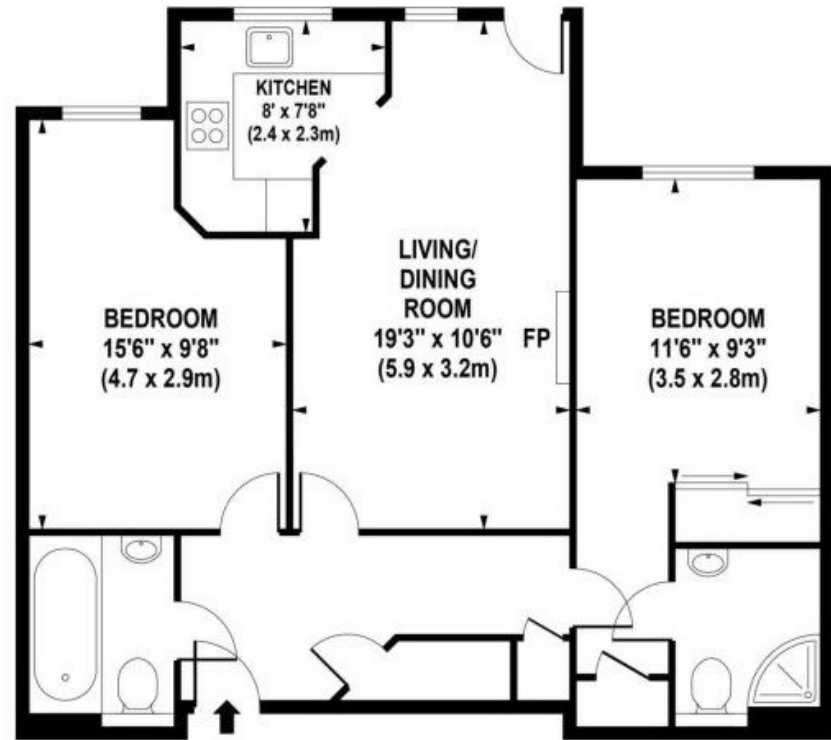
Council Tax Band: E (£2,795.61 for 2024/25)

Lease: 125 Years from 1 June 2017

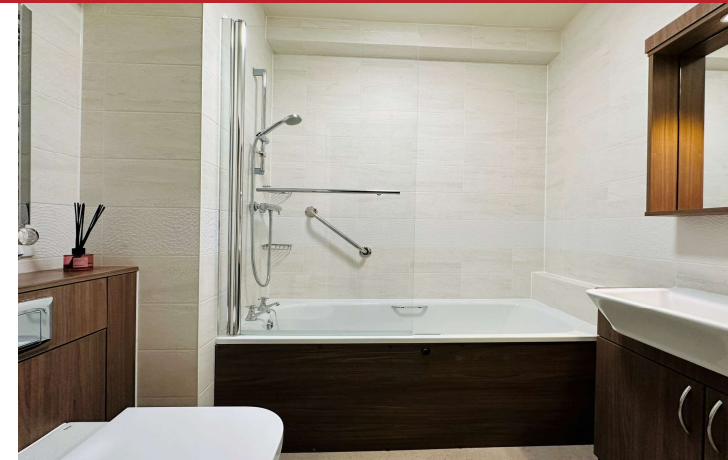
Service/Maintenance Charge: Approx. £5,200 per annum (estimate for 2024/25)

Included in the service charge: Sky Q, CCTV, 24/7 Care Line, water & heating, communal electricity, window cleaning, lift maintenance, gardening & outside maintenance, building insurance.

Ground Rent: £635.00 per annum



Asking Price £400,000 Leasehold



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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.