



22 Holly Court Belmont Road, Leatherhead, KT22 7DX
Auction Guide £70,000

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Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £70,000

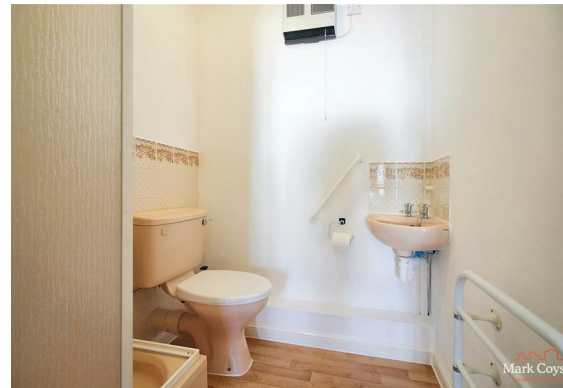
FOR OVER 55 YEAR OLD BUYERS ONLY.

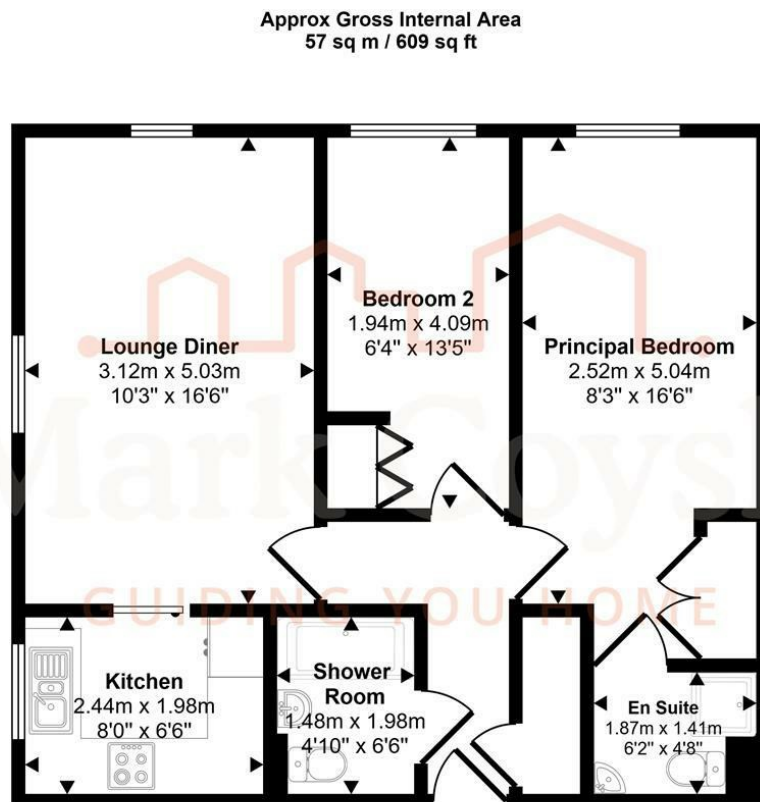
A first floor later living apartment with two good size bedrooms, two bathrooms, modern fitted kitchen and a dual aspect lounge/dining room.

Benefits include a lift service, resident manager, alarm pull cords, communal gardens, residents activity lounge, utility room and residents parking.

Holly Court is close to Leatherhead Town Centre, the mainline station, handy bus routes and Junction 9 of the M25. The River Mole is opposite the development and there are abundant social clubs to be found close by.







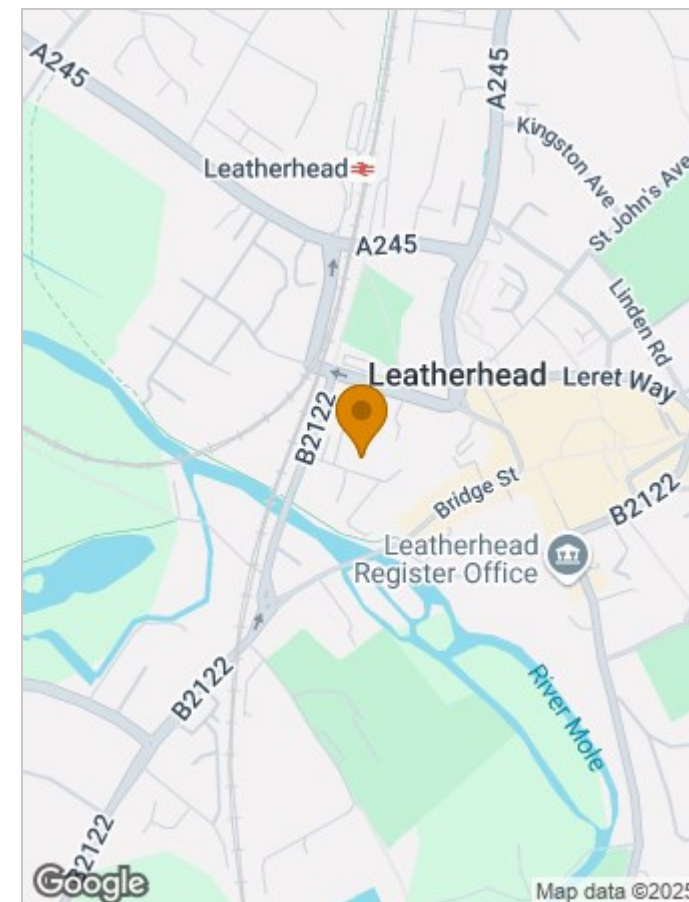
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	