



Warren Court, Ashfield Close, Ashted, Surrey KT21 2AB

£349,950 Leasehold

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- GROUND FLOOR APARTMENT WITH PRIVATE PATIO
- EXCLUSIVELY FOR THE OVER 65'S
- VIDEO ENTRYPHONE SYSTEM
- DOUBLE BEDROOM WITH FITTED WARDROBES
- MODERN KITCHEN WITH FITTED APPLIANCES
- MODERN SHOWER ROOM
- ALLOCATED CARPORT PARKING
- WELL MAINTAINED GARDENS
- CONCIERGE SERVICE & COMMUNAL LIVING SPACES
- WALKING DISTANCE TO SHOPS, BUSES & AMENITIES

**Tudor House, 66 The Street
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The Property LUXURY RETIREMENT LIVING - This ground floor apartment is situated in Warren Court, considered by many to be Ashted's foremost retirement development for the over 65's. The property has been beautifully maintained by the current owner and features direct access onto a patio from the property and its own undercover private parking. The development further benefits from a complementary concierge service, communal day room and easy access to local village shops and amenities.

The property has been well maintained by the current owner throughout and comprises a good-sized entrance hall with handy cupboard storage for cloaks and linen. This leads to a light and airy double aspect lounge/dining room with double doors to a sunny patio area. Double doors also open to a superb fitted kitchen which features quartz worktops, plenty of walnut finish cupboards all with built in appliances. The bedroom is double in size and features fitted wardrobe cupboards and is served by a shower room with thermostatic power shower, low level W.C and heated towel rail.

Residents enjoy the use of a communal resident's lounge, a second much enjoyed bright seating area, landscaped grounds to include a BBQ area, visitors kitchen & separate WC and communal parking. In addition, this particular apartment has an allocated space in the covered car port.

Tenure Leasehold, 125 years from 25th December 2007

Maintenance £824.44 (valid from 25/03/21 payable 6 monthly) to include costs of concierge, buildings insurance, landscaping, communal area cleaning & lift servicing.

Ground Rent £200 per annum.

EPC **C** & Council Tax Band **E**

Situation Ashted village is just 0.36 of a mile away and has all the facilities of a small town – post office, library, doctor's surgery and a private hospital.

Independent retailers include a baker, three butchers, fishmonger, fruit and veg shops, coffee houses, a good selection of restaurants and the recently opened Marks and Spencer food hall.

Ashted's excellent transport connection include trains from Ashted station with services to London Waterloo and Victoria (41mins approx.) Junction 9 of the M25 provides easy access to the UK motorway network along with Gatwick and Heathrow Airports.

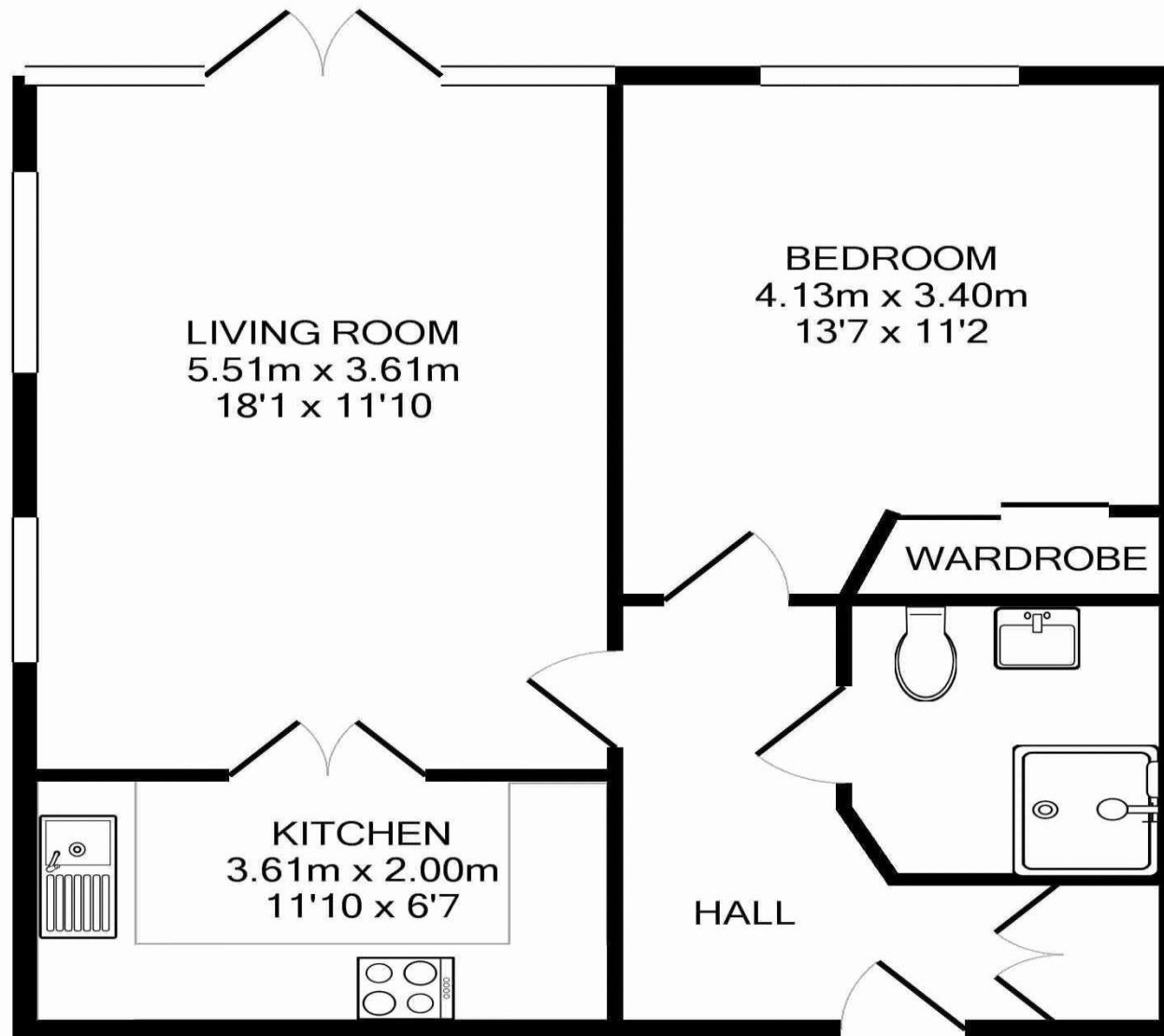
A choice of recreational pursuits nearby include Ashted Bowls/Cricket Club, Ashted Squash/Tennis Club and the RAC Country Club at Woodcote Park a short distance away.

Country walks and pursuits are easily close to hand with Epsom Downs, Box Hill, Norbury Park and Polesden Lacey all within a few minutes' drive.

PGA1776







Total Approx. Floor Area 52.6 Sq.M. (567 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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