



83 The Street, Ashted, Surrey, KT21 1AA

Price Guide £220,000





- RARELY AVAILABLE GROUND FLOOR APARTMENT

- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- RESIDENTS PARKING
- PRIME VILLAGE LOCATION
- WELL MAINTAINED THROUGHOUT

- IDEAL FOR FIRST TIME BUYERS & INVESTORS

- UNDERFLOOR HEATING IN SHOWER ROOM
- UPGRADED ENTRY PHONE SYSTEM
- COMMUNAL GARDEN
- APPROX 0.8 MILES TO ASHTEAD STATION

## Description

This much-loved ground floor one bedroom apartment is conveniently located in the centre of Ashted Village with easy access to independent retailers and mainline station. This property would make an ideal first time buy or rental investment opportunity.

The front door, with brand new entry phone system, opens to an inviting entrance hall with handy storage cupboards. The welcoming living room enjoys plenty of natural light and over looks the front aspect. A fitted kitchen incorporates an integrated oven and electric hob, a range of storage cupboards with space for a fridge freezer. The double bedroom features fitted wardrobes and ample space for other freestanding furniture. A modernised shower room completes the accommodation, benefitting from a spacious double shower, basin, toilet and Amtico flooring, enjoying underfloor heating. Elsewhere new carpets have been laid throughout.

Outside, to the rear of the property there is a well looked after communal garden. Residents parking is also provided to the side of the property.

## Situation

The property is located within easy walk of the village with its excellent local shopping facilities and bus routes.

There are many well considered schools to hand in both the private and state sector including City of London Freeman's School, St Andrew's and St Giles first school in Dene Road.

Ashted Station is just under a mile away (0.8 miles) providing fast and frequent services to Waterloo, London Bridge & Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

There is a choice of recreational pursuits within easy access including tennis, squash and bowls clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom. Walking, road/ off road cycling and equestrian pursuits are popular nearby.

### Tenure

Leasehold

### EPC

C

### Council Tax Band

B

### Lease

151 years from 2005

### Service Charge

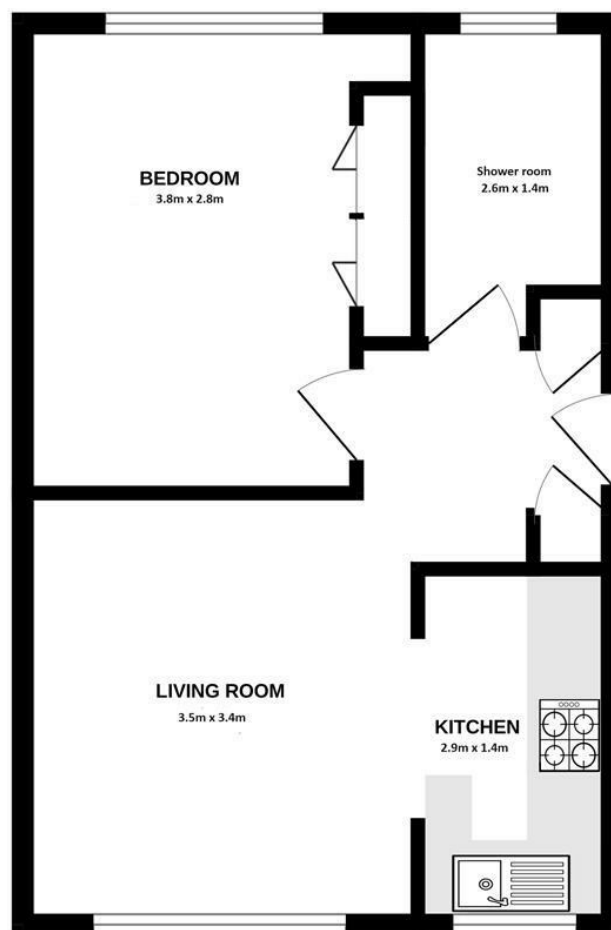
£2000 pa

### Ground Rent

£12



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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