



Apartment 9, Warren Court Ashfield Close, Ashted, Surrey, KT21
2AB

Asking Price £450,000



- GROUND FLOOR AGE RESTRICTED APARTMENT
- TWO DOUBLE BEDROOMS WITH STORAGE
- DIRECT ACCESS TO PATIOS
- MODERN KITCHEN
- TWO BATHROOMS
- WELL MAINTAINED COMMUNAL GARDENS
- CONCIERGE SERVICE
- COMMUNAL LIVING SPACES
- RESIDENT PARKING
- WALKING DISTANCE TO SHOPS & AMENITIES

Description

LUXURY RETIREMENT LIVING - This desirable ground floor two-bedroom apartment is situated within the sought after Warren Court development, considered by many to be Ashtead's foremost retirement development for the over 65's. The development benefits from a concierge service, communal day room, kitchen, gardens and communal parking and easy access to local village shops and amenities.

The property boasts a spacious hallway with cupboard off housing mega flow system and space for study area. This leads to a double aspect lounge/dining room with French doors leading onto a patio area with communal gardens beyond. The fitted kitchen features a range of wall and base units with built in microwave, inset hob and extractor, raised oven, washing machine, slim dishwasher and fridge freezer. The principal bedroom also features French doors to a patio area and benefits from built in wardrobes and en-suite with double shower room. Bedroom two, also a double benefit from built in wardrobes. The main bathroom houses white suite comprising bath with shower attachment, vanity sink and w.c.

Residents enjoy the use of the communal grounds which includes a BBQ area, and other seating areas.

This apartment is one of a handful with a sought-after private car park space.

Situation

Ashtead village is just 0.4 of a mile away providing a wealth of independent traditional retailers, coffee houses, a good selection of restaurants along with Marks and Spencer Food Hall.

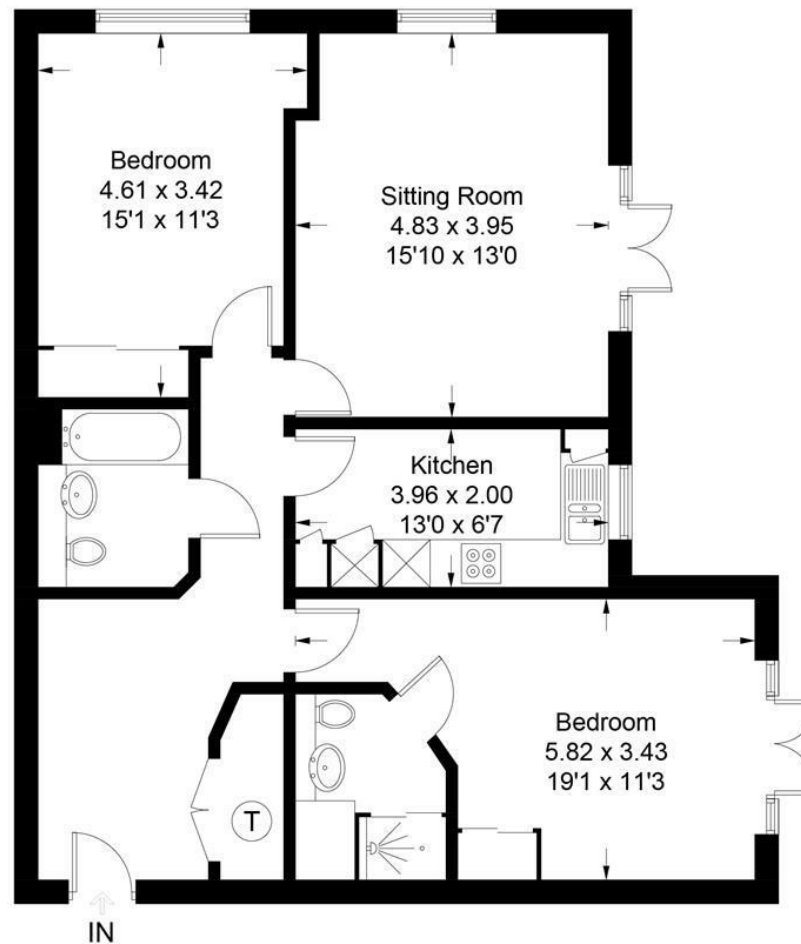
Ashtead's excellent transport services include buses, with a stop just outside the development, providing services to many local towns and villages with good connections to the wider bus network; trains from Ashtead's much used commuter station with convenient road links to London, the south and motorway network.

Country walks are close by featuring Epsom Downs, Box Hill, Norbury Park and Polesden Lacey all within easy reach.

Tenure	Leasehold
Lease	110 years remaining
Service Charge	£2,427 p.a.
Ground Rent	£250 p.a.
EPC	B
Council Tax Band	E



Approximate Gross Internal Area = 84.4 sq m / 908 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID915513)
www.bagshawandhardy.com © 2022

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

