



**Broadmead, Ashted, Surrey KT21 1RT**

**£149,950 Leasehold**

## Broadmead, Ashtead, Surrey KT21 1RT



- NEATLY PRESENTED ONE BEDROOM APARTMENT
- SOUGHT AFTER DEVELOPMENT JUST 0.4 MILES FROM SHOPS
- IDEAL FOR THE ACTIVELY RETIRED
- 24 HOUR EMERGENCY ALARM CALL SERVICE
- OPEN PLAN LIVING/DINING ROOM
- FITTED KITCHEN
- SHOWER ROOM
- DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- PARKING SPACE AND BRICK STORE
- EPC **C** & Council Tax Band **B**

**Tudor House, 66 The Street  
Ashtead Surrey  
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www.patrickgardner.com**

**The Property** Located just off a private road is this superb apartment offered to the market with no on-going chain and set within a beautifully maintained development designed for the actively retired. The development is located within easy reach of village shops to include Marks and Spencer food hall and amenities including doctors' surgery, library and popular bowls club nearby.

The accommodation comprises:- From a communal front door, a staircase leads up to the first floor with one's own front door opening into a light and airy lounge/dining room with a feature fireplace focal point, plenty of space for a relaxed seating area and space for dining table and chairs. An inner hallway provides cupboard storage, with a further airing cupboard and access to a good sized double bedroom with a built in cupboard and a pleasant outlook to mature trees. The country style kitchen features plenty of storage and worktops for preparation, electric hob with double oven under and space for white goods. The fully tiled bathroom has been upgraded to provide a modern shower suite including a cubicle with shower controls, inset wash hand basin with ample vanity unit storage and w.c.

Outside the property benefits from use of delightfully well-maintained communal gardens, own shed for storage along with an individual parking space directly outside the property. Also nearby, is the estate manager's office and laundry room along with the visitor's suite for guests of residents who wish to be near for a short stay.

**Lease remaining** 99 Years from 29th July 2002

**Service Charge** Currently £187.34 per month for y/e 30/03/23

**Ground Rent** N/A

**Situation** Broadmead, located off a private road (The Marld) is a purpose-built development managed on the residents' behalf by Anchor. At Broadmead you can live your life to the full, secure in the knowledge that there is an estate manager who will provide essential support around the maintenance of your property. They will be on hand to make sure the estate you live in is safe and welcoming. And for additional peace of mind, you'll be linked to a 24-hour emergency alarm call service should you need it.

The property is less than half a mile (0.4 miles) from Ashtead village with a wide variety of independent local shops including butchers, greengrocers, bakery and post office. Conveniently a Marks and Spencer Foodhall is now open within the village also.

Local bus routes provide access to Towns further afield such as Epsom and Guildford.

A choice of recreational pursuits nearby include Ashtead Bowls/Cricket Club and Ashtead Squash/Tennis Club

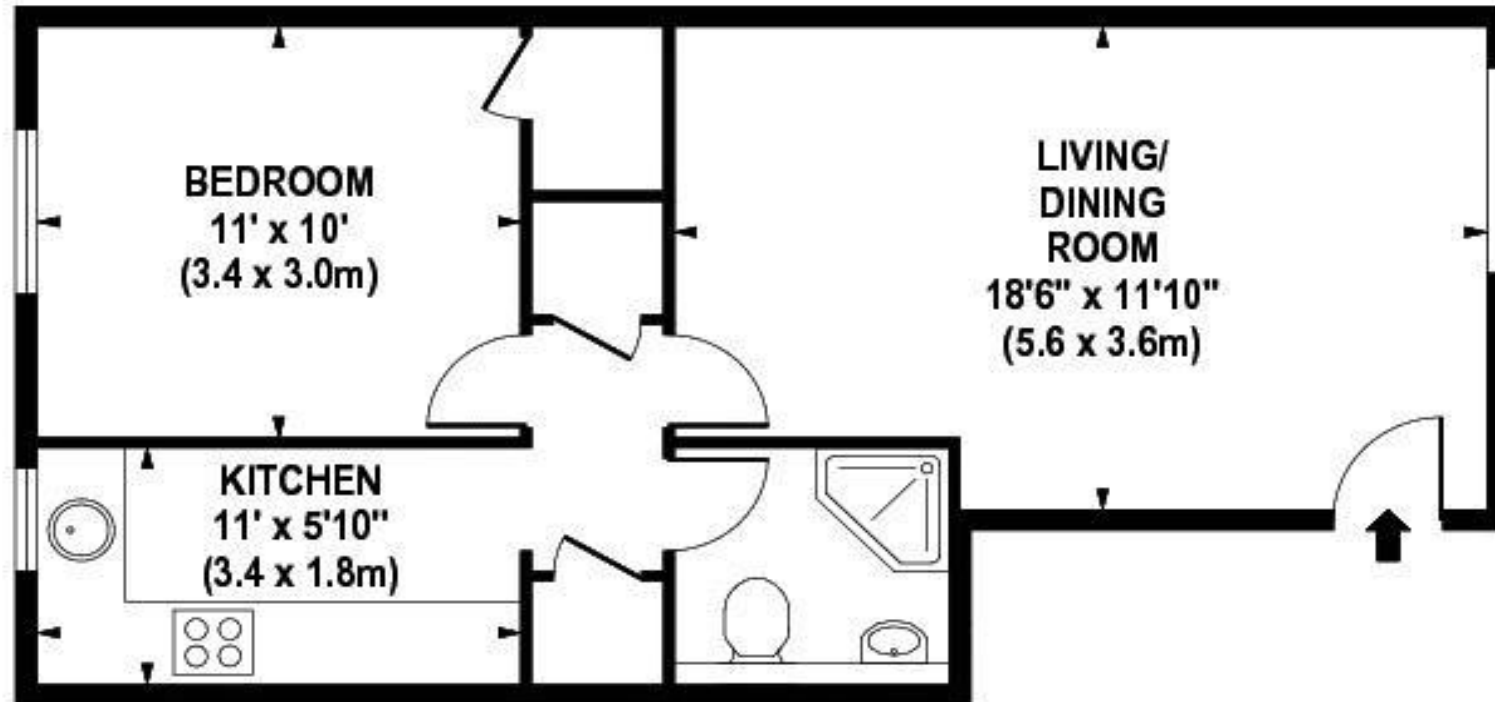
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**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 476 SQ FT / 44 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given