8 Balquhain Close, Ashtead, Surrey, KT21 2DG

Guide Price £330,000

- FIRST FLOOR MAISONETTE
- LIVING/DINING ROOM
- BATHROOM & SEPARATE W.C.
- NO ON-GOING CHAIN
- WALK TO STATION & SHOPS
- KITCHEN
- TWO DOUBLE BEDROOMS
- GARAGE EN-BLOC
- SHARE OF FREEHOLD
- CONVENIENT FOR LOCAL SCHOOLS

Description

Superb opportunity to purchase a generous two double bedroom maisonette in need of updating, but ideally located just minutes from Ashtead mainline station.

External stairs lead to an open first-floor landing, with lockable storage cupboard and private front door to the apartment. The property features a bright 19'5ft open plan living/dining room with a central fireplace. The kitchen overlooks the communal garden area to the rear and comprises of a selection of storage cupboards, with space for white goods plus an oven, and is completed by ample worktop space over.

This home boasts two double bedrooms, each with built-in storage, which are served by a family bathroom and separate w.c

Residents benefit from use of the communal grounds, much of which is secluded, and include areas of lawn boarded by tall mature hedging with a scattering of striking trees and well-kept flower beds for interest. On street parking is available on a first come, first served basis, complemented by the properties own single garage en-bloc.

Please note that the garage is held on a separate title.

Situation

The property is within 5 minutes' walking distance of Ashtead's mainline station with services to London Waterloo and Victoria, and very close to bus routes. There are also excellent local shopping facilities on Craddocks Parade, Barnett Wood Lane and The Street.

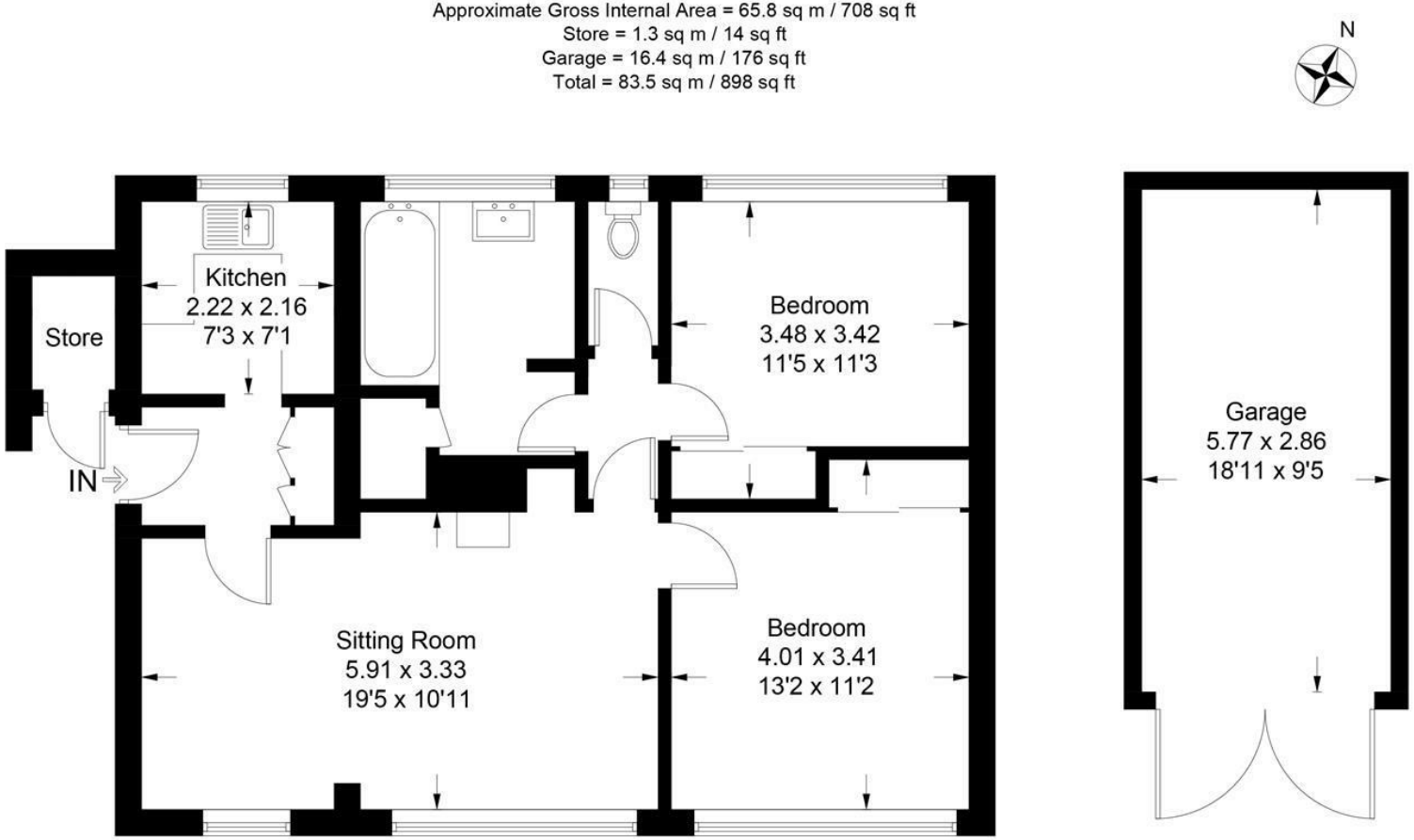
The property is set within a cul-de-sac opposite Ashtead Common with its miles of paths, and the area abounds in a wealth of open unspoilt countryside perfect for country walks, horse riding and cycling.

Local schools both state and private can be found within walking distance including 'Outstanding' Barnett Wood Infant School.

A choice of recreational pursuits within the vicinity include; Ashtead Football Club, Cricket Club, Squash and Tennis club, the RAC club at Woodcote Park and many golf clubs.

Tenure	Leasehold - Share of Freehold
EPC	D
Council Tax Band	D
Lease	999 years from 13/08/1958
Service Charge	£300.00 per quarter (inc. insurance & garage charge)
Ground Rent	Not collected (Share of Freehold)

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft
Store = 1.3 sq m / 14 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 83.5 sq m / 898 sq ft



First Floor

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. (ID1215797)

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