



 **patrick
gardner**
RESIDENTIAL

6 Berkeley Court Albert Road, Ashted, Surrey, KT21 1BJ

Price Guide £315,000



- GROUND FLOOR MAISONETTE
- SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- GARAGE IN BLOCK
- ENTRY PHONE SYSTEM

- OPEN PLAN LIVING/DINING ROOM
- FAMILY BATHROOM
- NEW FLOORING & FRESHLY DECORATED
- COMMUNAL GARDENS
- WALKING DISTANCE OF SHOPS

Description

Ideal for the first-time buyer or downsizer, this spacious ground floor two double bedroom apartment is offered to the market in good order throughout. It is situated within a "stones throw" of Ashted village shops and amenities.

A communal front door with entry phone leads to ones' own front door. A welcoming entrance hall with a useful cloaks and airing cupboard leads to a bright lounge/dining room with plenty of space for a relaxed seating area, along with space for a dining table and chairs. The kitchen features base and wall units, worktops, and space for kitchen appliances. The principal bedroom is double in size and benefits from a fitted wardrobe. A good sized second bedroom also benefits from a fitted wardrobe; both are served by a family bathroom suite featuring a double walk in shower.

Outside, the property nestles in inviting communal grounds, mainly laid to lawn and has a garage, located at the rear.

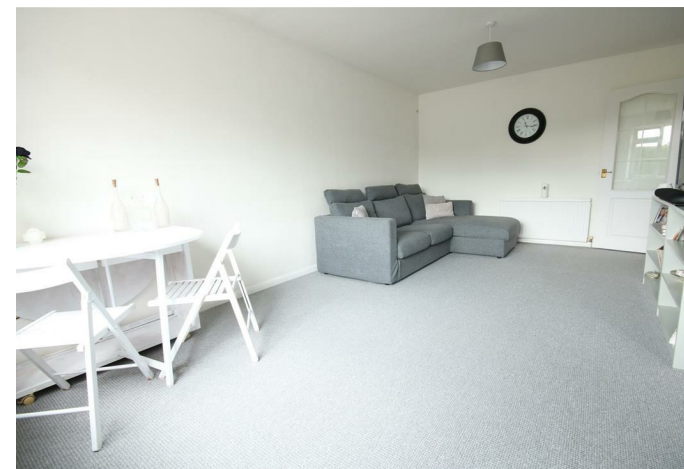
Situation

The property is located within easy walk of the village with its excellent local shopping facilities and bus routes. Ashted Station is just under a mile away (0.8 miles) providing fast and frequent services to Waterloo, London Bridge & Victoria.

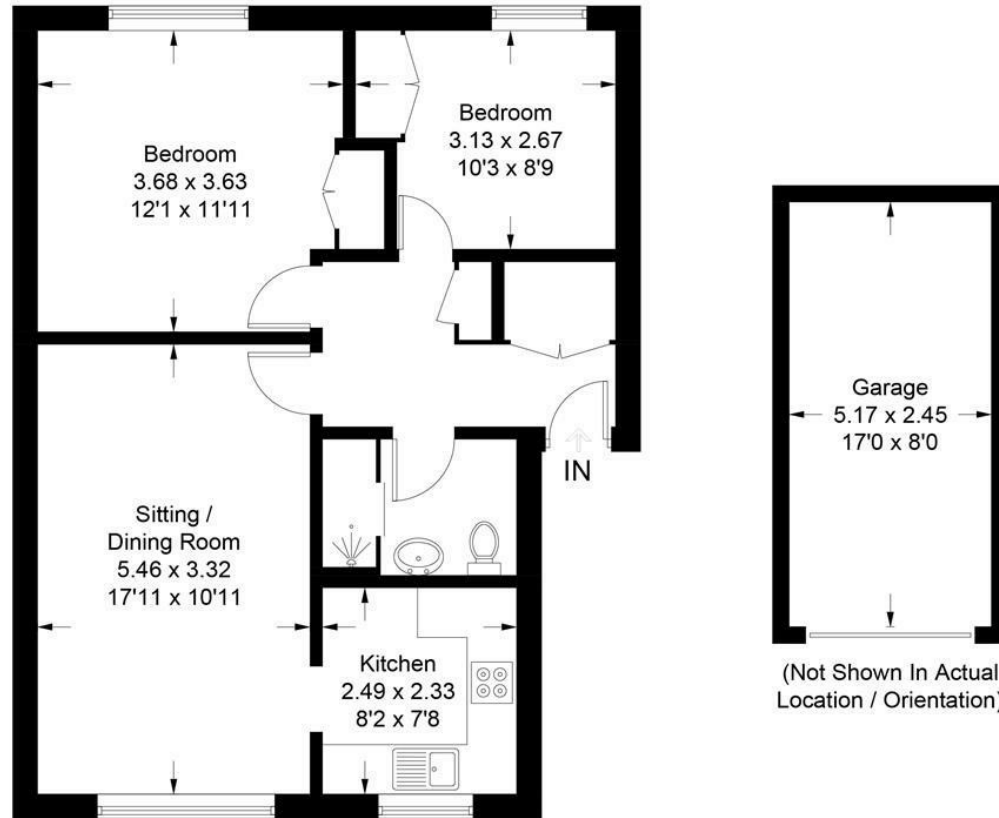
The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

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	D
Lease	150 years
Service Charge	£1760 p.a.
Ground Rent	£75 p.a.



Approximate Gross Internal Area = 59.5 sq m / 640 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 72.1 sq m / 776 sq ft



Ground 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. (ID925511)

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