



23 Warren Court Ashfield Close, Ashted, Surrey, KT21 2AB

Price Guide £475,000





- 806QFT FIRST FLOOR APARTMENT
- PRINCIPAL BEDROOM WITH EN-SUITE
- PRIVATE SOUTH WESTERLY BALCONY
- SECOND DOUBLE BEDROOM & BATHROOM
- COMMUNAL RESIDENTS LOUNGE & PARKING
- OPEN PLAN LOUNGE/DINING ROOM
- CONCIERGE SERVICE
- FULLY FITTED KITCHEN
- WELL MAINTAINED GROUNDS
- NO ON-GOING CHAIN



## Description

**LUXURY RETIREMENT LIVING** - This desirable 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, plus communal; day room, kitchen, gardens, seating areas, BBQ area and parking, with easy access to local village shops and amenities.

The property boasts a spacious hallway with a large storage cupboard. This leads to an open plan living/dining room with French doors to a private balcony. The fitted kitchen features a range of wall and base units with built in; microwave, hob and extractor, an eye-level oven, washing machine, dishwasher and fridge freezer.

The principal bedroom benefits from built-in wardrobes and an en-suite with double shower. Bedroom two, also a double, benefits from built-in wardrobes and is served by a main bathroom which features a white suite comprising bath with shower attachment, vanity sink and w.c.



## Situation

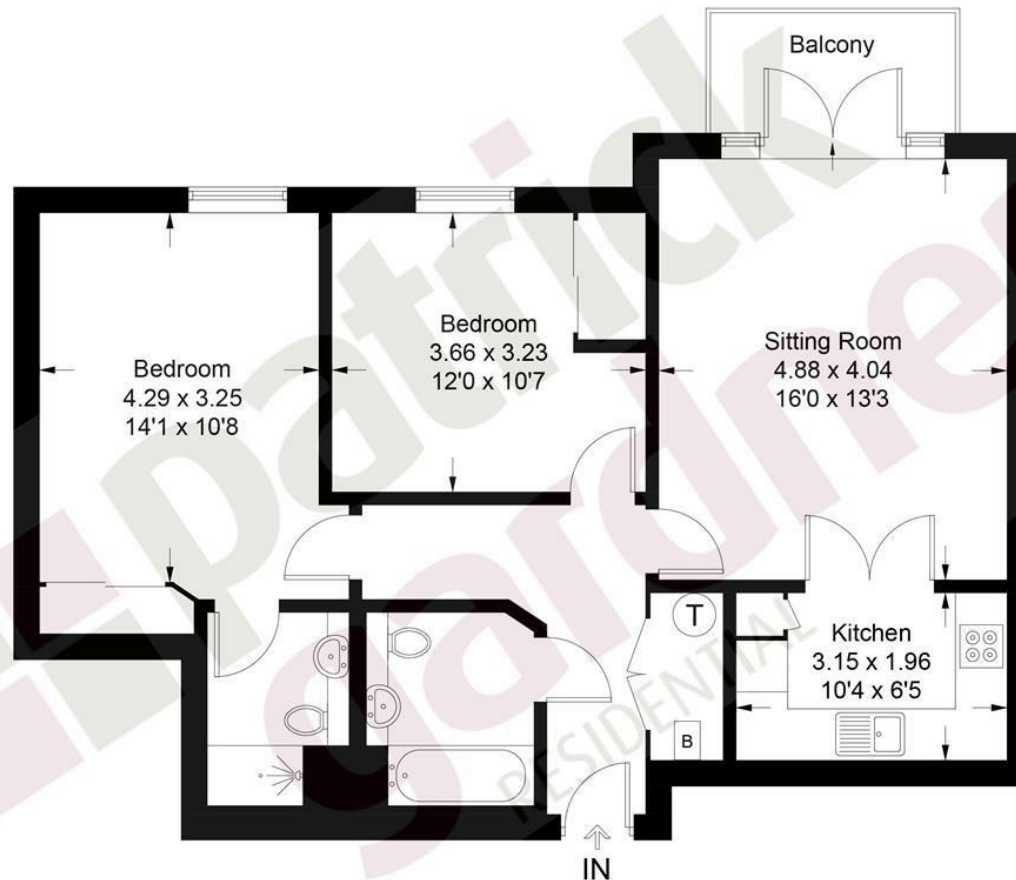
Ashtead village is just 0.36 of a mile away and has all the facilities of a small town, post office, library, doctor's surgery and a private hospital. Independent retailers include bakery's, butchers, a fishmonger, greengrocers, coffee houses, a good selection of restaurants and the much loved Marks and Spencer food hall.

Ashtead's excellent transport connections include trains from Ashtead station with services to London Bridge, Waterloo and Victoria (41mins approx.), Junction 9 of the M25, which provides easy access to the UK motorway network as well as Gatwick and Heathrow Airports.

A choice of recreational pursuits nearby include Ashtead Bowls/Cricket Club, Ashtead squash/tennis Club and the RAC Country Club at Woodcote Park a short distance away. Country walks and pursuits are easily close to hand with Epsom Downs, Box Hill, Norbury Park and Polesden Lacey all within a few minutes' drive.

|                         |                     |
|-------------------------|---------------------|
| <b>Tenure</b>           | Leasehold           |
| <b>EPC</b>              | B                   |
| <b>Council Tax Band</b> | E                   |
| <b>Lease</b>            | 107 years remaining |
| <b>Service Charge</b>   | £3599.95 P.A        |
| <b>Ground Rent</b>      | £250 P.A            |

Approximate Gross Internal Area = 74.9 sq m / 806 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. (1231476)  
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