6 St James Court Woodfield Close, Ashtead, Surrey, KT21 2RU

Guide Price £260,000

- FIRST-FLOOR APARTMENT
- DOUBLE BEDROOM
- NO CHAIN
- CLOSE TO SHOPS
- WALK TO ASHTEAD MAINLINE STATION
- BRIGHT LIVING/DINING ROOM
- KITCHEN & BATHROOM
- ALLOCATED PARKING SPACE
- MUCH LOVED HOME
- BEAUTIFUL VIEWS OVER COMMONLAND

Description

Patrick Gardner are delighted to offer the opportunity to purchase this well-positioned one bedroom apartment.

This property would make an ideal first-time buy or investment property. Built in 1984, it is situated just a stone's throw away from Ashtead Station, local shops, bus route and acres of green belt countryside.

Accessed via a communal stairwell, this apartment is located on the first-floor and offers well-proportioned accommodation throughout. The generous hallway boasts a good size storage cupboard, and leads to all rooms. The bright living/dining room enjoys views over an adjacent common and thanks to it's size offers much versatility to place a variety of freestanding furniture to create separate, dining, lounge and study zones. The fitted kitchen comprises of a wealth of storage cupboards, with space for a dishwasher and washer dryer, complete with a built-in induction hob, oven, extractor fan and fridge freezer, finished with complementary worktops.

The double bedroom offers ample space for a range of freestanding furniture and is complemented by a tiled bathroom, featuring a lit mirror and over-shower bath.

Outside. The property benefits from an allocated parking space within the development as well as on-road parking.

Situation

The property is located along an established residential development within 0.4 mile walk of Ashtead mainline commuter station and acres of open countryside. A bus route together with excellent local shopping facilities at Craddocks Parade are also within walking distance. Ashtead Village shops located throughout the village provide an impressive choice of local shopping.

More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant. A choice of bus routes connects to all major Surrey towns. The area abounds in a wealth of unspoilt countryside including the nearby nature reserve at Ashtead Common and Ashtead Park.

Leisure facilities nearby include the RAC Golf & Country Club, Tyrrells Wood Golf Club in Leatherhead and leisure centres at Fetcham Grove and Rainbow Centre, Epsom. Ashtead squash and tennis club is a short walk away.

There is an excellent choice of schools in the area for children of all ages both State and Private. Junction 9 of the M25 is within two miles of Ashtead linking Heathrow and Gatwick airports together with the national motorway network.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	107 remaining. 150 from until 25.03.1984
Service Charge	£1660.46PA + £11.60 transaction fee.
Ground Rent	£90PA doubling every 50 years. Next review 25.03.2034

Approximate Gross Internal Area = 51.9 sq m / 559 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. (ID1304080)

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