



**patrick  
gardner**  
RESIDENTIAL

Plot 5 One Parkers Hill, Ashtead, Surrey, KT21 2AR

Asking Price £399,950



- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SECURE GARAGE PARKING
- EV CHARGING POINTS
- CLOSE TO VILLAGE CENTRE
- JULIET BALCONY
- TWO BATHROOMS
- BICYCLE STORAGE ROOM
- LIFT TO ALL FLOORS
- 10 YEAR ICW WARRANTY

## Description

An exciting new development of just 9 luxury, two and three bedroom apartments perfectly situated for Ashtead village and local amenities.

Apartment 5, One Parkers Hill is a two bedroom, two bathroom FIRST FLOOR APARTMENT with spacious open plan kitchen/living/dining area, wood effect flooring, and a Juliette balcony. Discreetly located to the right hand side of the development it offers a high degree of privacy.

Featuring a contemporary specification including a fully fitted, modern kitchen with Quartz stone worktops and a range of quality integrated appliances, wood effect flooring to the main living area, and a stylish bathroom with ceramic floor tiles and luxury fittings. The master bedroom has an ensuite shower room.

The property benefits from high energy efficiency, lift access, secure underground parking, EV charging points, a rear landscaped communal garden, bicycle storage room and full 10 year ICW Year Building Warranty.

Viewings by appointment only.



## Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and Ashtead's mainline station which provides services to London Waterloo, London Bridge and Victoria.

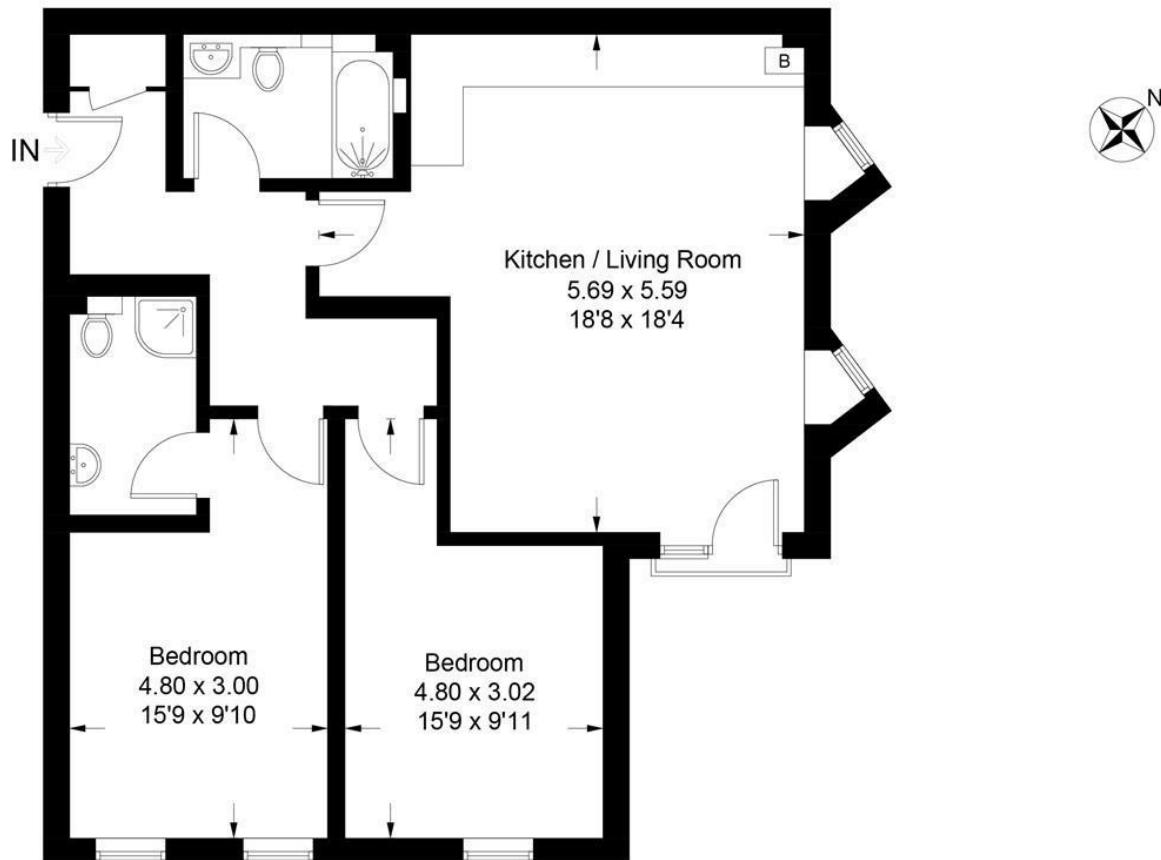
Highly regarded local schools both state and private nearby include The Greville, Barnett Wood and Rosebery in Epsom.

The area abounds a wealth of open Green Belt including Ashtead Common Nature Reserve and Ashtead Park.

A choice of recreational pursuits nearby include Ashtead Football Club, Cricket Club and Squash Club. Further afield both Tyrrells Wood and Pachesham golf clubs can be found in Leatherhead respectively.

<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E TBC
<b>Lease</b>	999 Years
<b>Service Charge</b>	£2,082.43
<b>Ground Rent</b>	Peppercorn

Approximate Gross Internal Area = 69.6 sq m / 749 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. (ID956609)

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