



Greville Court, Greville Park Road, Ashted, Surrey KT21 2QN

£275,000 Leasehold

Greville Court, Greville Park Road, Ashtead, Surrey, KT21 2QN



- SEMI DETACHED BUNGALOW FOR THE OVER 55's
- WITHIN EASY WALK OF VILLAGE & BUS ROUTES
- WARDEN ASSISTED & EMERGENCY PULL CORDS
- LIVING ROOM & NEWLY FITTED KITCHEN
- RECENTLY MODERNISED SHOWER ROOM & W.C.
- HEATING & DOUBLE GLAZED WINDOWS
- COMMUNAL RESIDENTS LOUNGE & GARDENS
- PARKING FACILITIES
- VACANT POSSESSION
- EPC **D** & Council Tax Band **D**

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The Property Conveniently located just a 'stone's throw' away from the top of the High Street in Ashtead Village, this one-bedroom semi-detached bungalow commands a superb position within beautifully kept communal grounds. Refurbished throughout and offered in good decorative order, this home is offered with no onward chain and enjoys use of a communal resident's lounge and laundry room.

The accommodation is easily accessible, all at ground level and includes a good-sized entrance hall with large storage cupboard, handy for cloaks and linen, and a further cupboard housing the hot water tank. This leads to a spacious lounge/dining room which has patio doors affording views over the planted and beautifully landscaped communal garden. A door also opens to a superb, fitted kitchen which features complementary wood effect worktops, plenty of light finish cupboards along with space for appliances. The bedroom is double in size and features fitted wardrobe cupboards and is served by a shower room with thermostatic shower, low level W.C and heated towel rail.

Outside, the well-maintained gardens extend to three sides of the property and benefit from several seating areas with well stocked mature planting. The property is further complemented by ample off-road parking, including added visitors parking.

Lease remaining 99 years from 25th March 2022 (recently extended)

Service Charge 1 Feb 2022 to 1 September 2022 is £1969.

Ground Rent 1st September 2021 to 28 Feb 2022 was £281.00 (reviewed subsequently every 20 years after the first 23 year period has passed)

Situation Ideally located within easy walking distance of bus routes serving all major Surrey towns. Ashtead Village has an excellent range of everyday shops including Marks and Spencer Food Hall, a variety of butchers, greengrocers, bakers, amongst others plus a variety of cafés and restaurants.

More comprehensive shops, theatre, cinema and recreational pursuits are available in the nearby towns of Epsom and Leatherhead.

Ashtead Station is a walk away supplying fast and frequent services to Waterloo, (41 mins), London Bridge and Victoria.

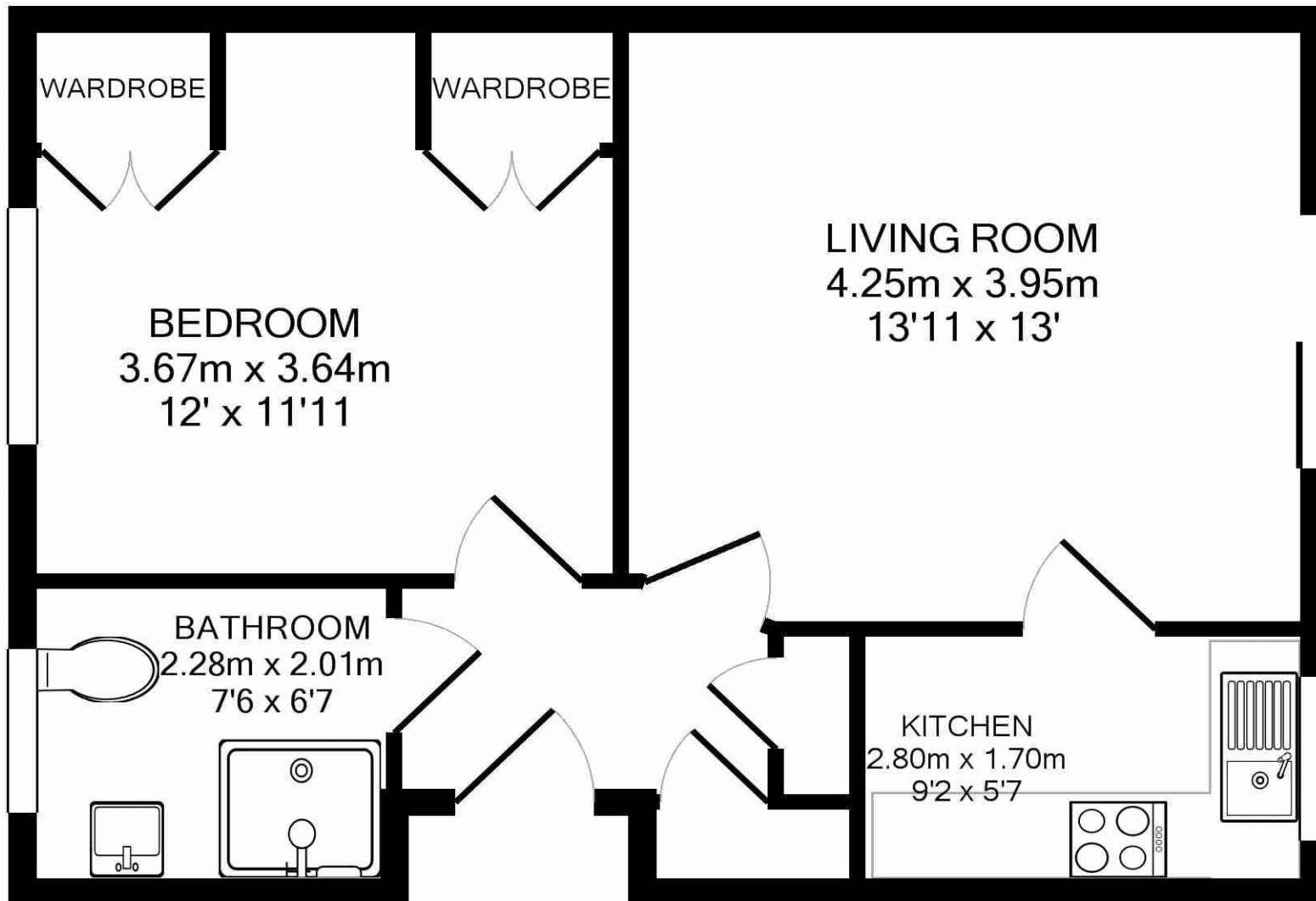
There are several local community organisations, groups and clubs including bowls, cricket, tennis and squash across all age groups. Ashtead itself is surrounded by acres of green belt countryside providing ideal routes for walking, horse riding and cycling enthusiasts.

There is a choice of excellent golf courses including the RAC Golf & Country Club in Epsom and Tyrrells Wood Leatherhead.

PGA1807







Total Approx. Floor Area 43.9 Sq.M. (472 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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