



Clarendon Mews, Parkers Lane, Ashted, Surrey KT21 2AL

Guide Price £350,000 Share of Freehold

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- WELL MAINTAINED GATED DEVELOPMENT
- SUPERB 2 BEDROOM GROUND FLOOR MAISONETTE
- WALKING DISTANCE TO VILLAGE SHOPS
- 0.9 MILES TO COMMUTER STATION
- FITTED KITCHEN/BREAKFAST
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM AND W.C
- OWN PARKING AND VISITOR PARKING
- SHARE OF FREEHOLD
- EPC **C** & Council Tax Band **E**

**Tudor House, 66 The Street
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The Property This well presented, rarely available two bedroom ground floor maisonette forms part of a popular executive gated development which was built by Try Homes at the turn of the century in a convenient location at the heart of the village just a short walk away from local village shops and amenities.

The property has been well maintained by the current owner and benefits from a share of the freehold. The accommodation comprises:- One's own front door open onto an entrance hall with storage cupboards leading through to a spacious open plan lounge/dining room with a relaxed seating area and picture window. The kitchen off the hallway has been thoughtfully designed and features a good range of floor and wall mounted cupboards, integrated appliances and plenty of space for a breakfast table and chairs with glazed opening to the living room. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room with w.c. The second bedroom is off the hallway and is served by a good sized family bathroom with w.c.

Outside the property there are communal grounds, allocated and visitor parking for residents

Lease remaining 999 Years from 1st January 2001

Service Charge £534.93 bi-annually

Ground Rent Peppercorn

Situation The property is located on the South side of Ashted and within a stone's throw of the village with its excellent local shopping facilities, both traditional and contemporary and enjoys a choice of bus routes.

There are many well considered schools to hand in both the private and state sector including City of London Freeman's School in nearby Ashted Park and St Giles first school in Dene Road.

Ashted Station is about a mile away providing fast and frequent services to Waterloo, London Bridge & Victoria. Ashted is within two miles of Junction 9 of the M25 which links Gatwick and Heathrow airports.

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.

PGA1370





Ground Floor

Approx. 64.3 sq. metres (691.8 sq. feet)

