



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

Guide Price £300,000 Leasehold

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- FIRST FLOOR APARTMENT WITH LIFT ACCESS
- EXCLUSIVE OVER 65'S DEVELOPMENT
- CONCIERGE SERVICE
- DOUBLE BEDROOM
- SHOWER ROOM & WC
- PRIVATE BALCONY & VIDEO ENTRY SYSTEM
- COMMUNAL RECEPTION ROOMS, GROUNDS & PARKING
- MODERN COMFORTS INCLUDING INTEGRATED KITCHEN
- WALK TO ASHTEAD SHOPS & AMENITIES
- EPC **B** & Council Tax Band **E**

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The Property A rare opportunity to purchase this well presented one bedroom first floor apartment forming part of the exclusive and highly sought after Warren Court retirement development for the over 65's with concierge service.

The property has been beautifully maintained throughout and comprises a good-sized entrance hall with handy cupboard storage for cloaks and linen. This leads to a light and airy lounge/dining room with double doors to ones own private balcony. Double doors also open to a superb fitted kitchen which features quartz worktops, a range of walnut finish cupboards all with built in Siemens appliances.

The bedroom is double in size, has had a triple glazed window installed, and includes a mirror fronted wardrobe cupboard and is served by a shower room with thermostatic power shower, low level w.c and heated towel rail.

Residents enjoy the use of a communal residence lounge, kitchen, landscaped grounds with BBQ area, communal seating areas both inside and out and visitor parking.

Lease remaining 125 Years from 25/12/07

Service Charge £1735.68 for y/e 31/03/23 to include costs of concierge, buildings insurance, landscaping, cleaning of all communal areas, external windows and lift servicing etc

Ground Rent £200 per annum

Situation Ashtead village is just 0.4 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 a baker, three butcher's, fishmonger, fruit and veg shops, coffee houses, a good selection of restaurants in addition to the much appreciated Marks and Spencer food hall.

Ashtead's excellent transport connection includes buses, with a stop just outside the development, providing services to many local towns & villages with good connections to the wider bus network as well as trains from Ashtead's commuter station with services to London Waterloo, London Bridge and Victoria (41mins approx.) Junction 9 of the M25 provides easy access to the UK motorway network along with Gatwick and Heathrow Airports.

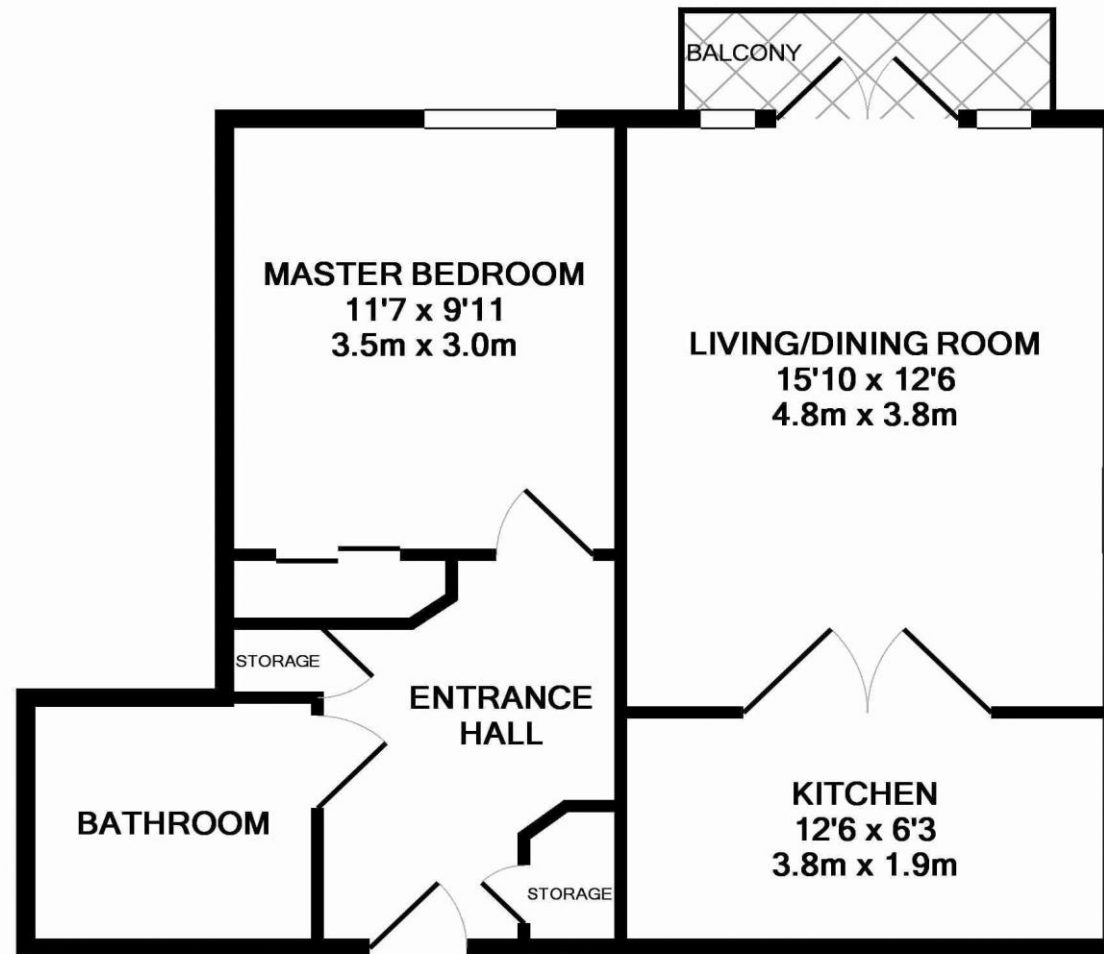
A choice of recreational pursuits nearby include Ashtead Bowls/Cricket Club, Ashtead Squash/Tennis Club and the RAC Country Club at Woodcote Park a short distance away.

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.

PGA1743







TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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