



8 St Michael's Court The Street, Ashted, KT21 1AA

Price Guide £425,000





- CENTRAL VILLAGE LOCATION
- CONTEMPORARY HIGH GLOSS KITCHEN
- LIFT AND BICYCLE STORAGE
- UNDERFLOOR HEATING
- LARGE BALCONY OFF LOUNGE & BEDROOM
- GATED ALLOCATED PARKING
- SECURE AUDIO/VIDEO ENTRY
- COMMUNAL SKY GARDEN
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN



## Description

This two-bedroom, two-bathroom second floor apartment is located within this development of just nine luxury apartments situated in the heart of Ashted village. Built to a high specification, the apartment benefits from gated allocated parking. The apartment boasts a large balcony, and in addition enjoys use of a unique sky garden shared by just 9 apartments.

The front door opens into a hallway with built in storage with modern bathroom off. The living space features doors opening onto a spacious balcony and provides plenty of room for relaxing and dining. The kitchen provides a range of wall and base units with integrated appliances complemented by a separate utility cupboard housing the washing machine located off the main hall. The property benefits from two double bedrooms, both with cushion close built in wardrobes, the principal featuring an en-suite shower room and bedroom two has doors onto the balcony.

A lift services all floors.

Outside. The Sky Garden is located off the communal hall on the first floor. A bike store, secure bin store and gated parking also feature.



## Situation

This sought after Surrey village has something for everyone. Locally, sports and leisure facilities are well catered for; a wide range of everyday shopping is at hand with individual, independent retailers complementing the recently opened Marks & Spencer Store on ground floor level.

Ashted mainline station offers services to Waterloo, Victoria & London Bridge, whilst Junction 9 of the M25 provides access to both Heathrow & Gatwick International airports.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt, ideal for country pursuits including mountain biking and walking. A further choice of recreational pursuits nearby includes Ashted Squash and Tennis Club, Ashted cricket and football clubs.

<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	D
<b>Lease</b>	145 years remaining
<b>Service Charge</b>	£3,600 p.a.
<b>Ground Rent</b>	£175 p.a.

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



## Second 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. (ID411110)  
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