



**patrick
gardner**
RESIDENTIAL

16 Warren Court Ashfield Close, Ashtead, Surrey, KT21 2AB

Asking Price £480,000



- 800SQFT FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER
- CONCIERGE SERVICE
- ALLOCATED COVERED CAR PORT
- PRIVATE BALCONY
- FULLY FITTED KITCHEN
- SECOND DOUBLE BEDROOM & BATHROOM
- COMMUNAL RESIDENTS LOUNGE & GROUNDS
- NO ON-GOING CHAIN

Description

LUXURY RETIREMENT LIVING - This desirable two-bedroom apartment is situated within the sought after Warren Court development, considered by many to be Ashtead's foremost retirement development for the over 65's. The development benefits from a concierge service, communal day room, kitchen, gardens and communal parking and easy access to local village shops and amenities.

The property boasts a spacious hallway with storage cupboard and space for console table. This leads to an open plan living/dining room with side aspect window and French patio doors to a balcony. The fitted kitchen features a range of wall and base units with built in microwave, inset hob and extractor, raised oven, washing machine, slim dishwasher and fridge freezer. The principal bedroom benefits from built-in wardrobes and an en-suite with double shower. Bedroom two, also a double, benefits from built-in wardrobes and is served by a main bathroom which features a white suite comprising bath with shower attachment, vanity sink and w.c.

Residents enjoy the use of the communal reception areas and grounds which includes a BBQ area, and other seating areas.

This apartment is one of a handful with a sought-after private carport space.

Situation

Ashtead village is just 0.36 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 butchers, fishmonger, fruit and veg shops, coffee houses, a good selection of restaurants and the recently opened Marks and Spencer food hall.

Ashtead's excellent transport connection include trains from Ashtead station with services to London Waterloo 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.

Tenure

Leasehold

EPC

B

Council Tax Band

E

Lease

125 years from 25/12/2007

Service Charge

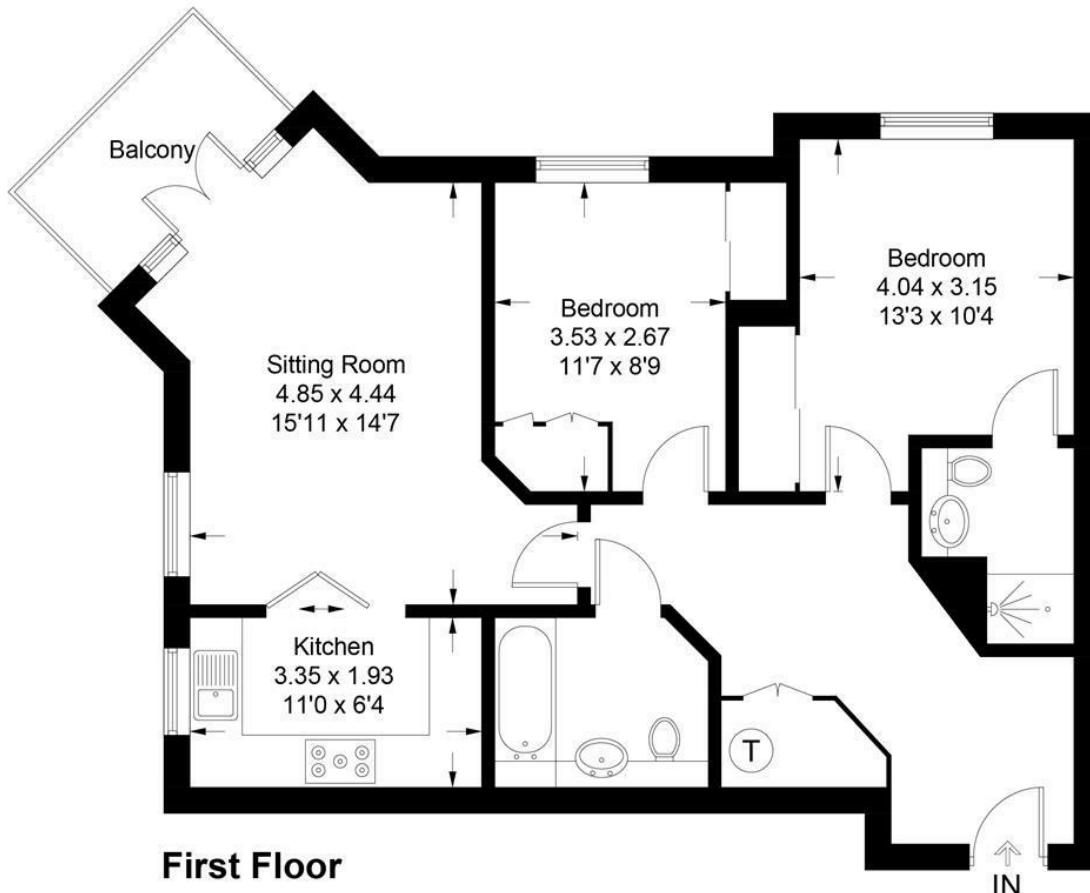
£3513.96 per annum (£1,756.98 every 6 months)

Ground Rent

£250.00 per annum



Approximate Gross Internal Area
74.3 sq m / 800 sq ft



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. (ID1151990)

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