

Pewleys.



4 Ashley Gardens | Shalford | Guildford | GU4 8JA

Quietly situated close to Shalford village centre, this 2 bedroom ground floor retirement property has recently been repainted and carpeted. Offering light and spacious accommodation and immediate vacant possession.

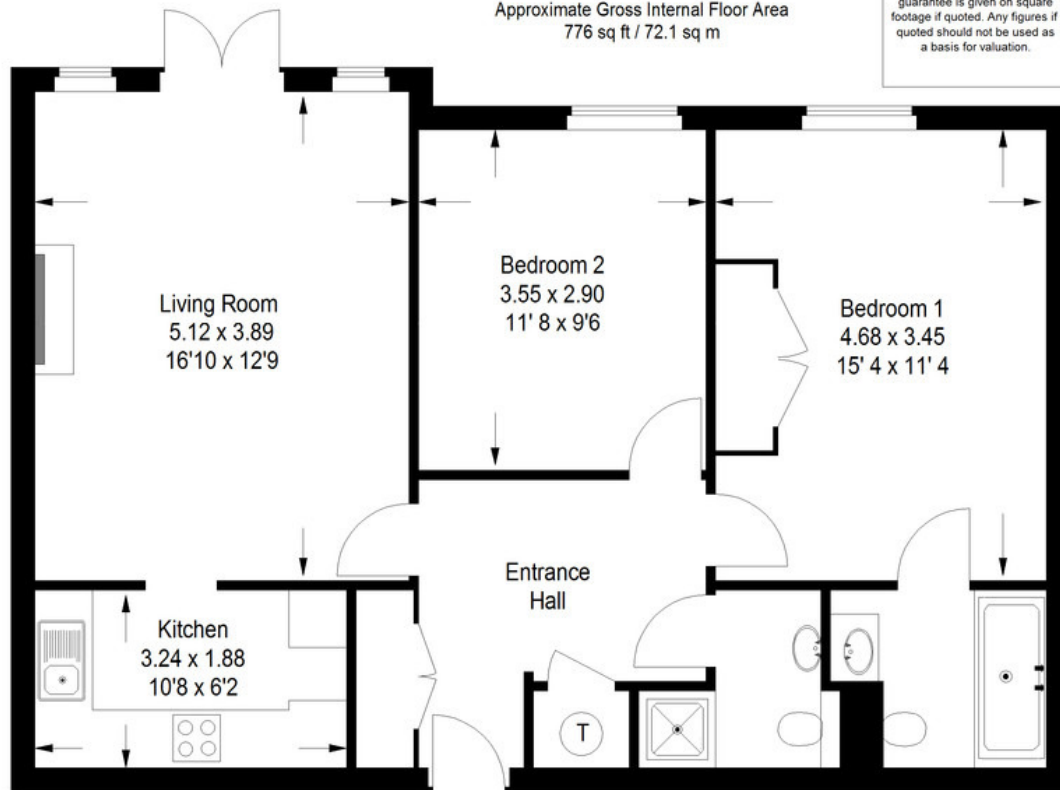
- Spacious ground floor retirement property
- 2 double bedrooms, 1 with en suite
- Large living room with French doors
- Well maintained communal gardens
- Short walk to village centre & shops

4 Ashley Gardens Shalford



Approximate Gross Internal Floor Area
776 sq ft / 72.1 sq m

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Property Description

Enjoying a pleasant south facing outlook from the large living room and both bedrooms, this ground floor retirement apartment offers a wonderful opportunity to secure a spacious property in this highly regarded development. The apartment feels light and spacious having recently been redecorated and benefits from its own private paved patio area, which is accessed from the lounge. There is an en suite bathroom to the main bedroom as well as a separate shower room.

There are 18 apartments in total which are available exclusively to residents over 60. Built in 1991, number 4 has the balance of a 99 year lease. The annual service charge is approximately £3,000. In addition to the well maintained communal gardens there is also communal parking for residents and visitors. In addition to the apartment, Ashley Gardens itself provides communal facilities by way of a large sitting room and a laundry room. There is also a part time property manager and the apartment benefits from a monitored alarm system.

Shalford is a delightful village with a station which connects to Guildford and Gatwick Airport, bus service, range of shops including a Post Office and chemist, and glorious countryside nearby. The village centre is accessible safely via a footpath, and is only about 2 miles from Guildford.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and, whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements