



1, 1 Parkers Hill, Ashted

The **PERSONAL** Agent

£665,000

Leasehold - Share of Freehold

- 50% Reserved
- Heart of the Ashtead Village
- Three double bedrooms
- Stunning ground floor apartment
- Beautiful ensuite & bathroom
- Quality kitchen & appliances
- Generous living/dining space
- Private terrace & garden area
- Security entry and lift service
- Allocated secure parking bay with EV charging



*** SHOW HOME *** The Personal Agent are proud to present this beautifully positioned apartment set within this contemporary landmark development in the very heart of Ashtead Village and just a short walk from the High Street.

This unique and incredibly handsome building has been constructed to a high standard and exudes style from the moment you step into the communal entrance hall. Apartment 1 enjoys accommodation approaching 942 Sq. Ft with the real 'wow' factor being the private 24ft South facing terrace and garden area, which is the perfect sunny space to relax in and watch the world go by.

The property benefits from incredibly well balanced accommodation comprising, 20ft x 18ft living/dining room which has access to the patio and is open plan in to a high specification kitchen providing a wonderful social and entertaining space.

The master bedroom is double aspect with lots of natural light as well as a stylish ensuite shower room, whilst the second and third bedrooms are also generous doubles and served by the luxurious main bathroom.

Set at the beginning of Parkers Hill and offering a great degree of seclusion and privacy from the outside world, the fantastic position blends bright and spacious accommodation with highly practical day to day living. From the secure garaging with allocated parking bay and EV chargers, to the video security entry system for the front door, and with the ample fitted cupboards within the property, this fine new home really does cover all bases.

Perfect for those wanting to downsize but not downgrade, or perhaps a professional couple that need easy access to Ashtead Station, this completely turn-key apartment is located within the heart of the sought after South side of Ashtead Village and is within walking distance of many wonderful woodland walks, not to forget the open spaces of the nearby Epsom Downs & Ashtead Common.

Further noteworthy points to mention are lift service to all floors, large double glazed windows that allow a huge amount of natural light in, generous entrance hall with built-in cupboard and a full 10 year ICW structural new build warranty.

The property provides secure and secluded living with an exceptional level of finish and presentation throughout making it a must see.

Ashtead is a highly sought after village located between Epsom to the North and Leatherhead to the South.

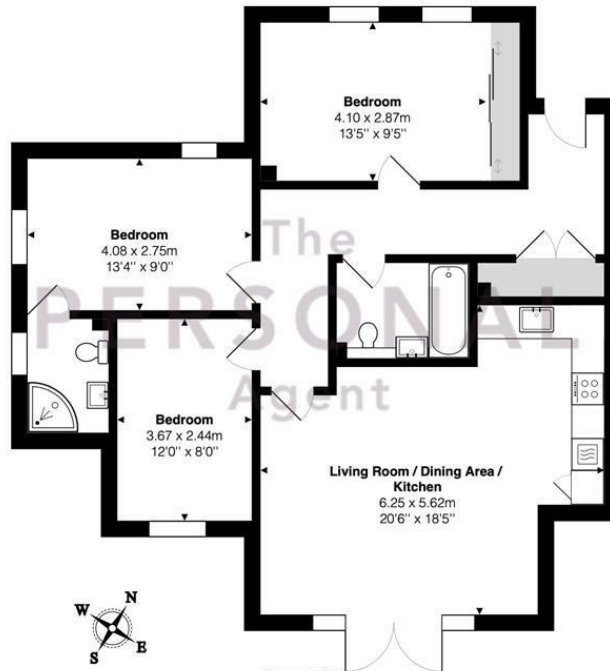
Popular with commuters due to the excellent rail links, the villages shops, restaurants and pubs are just a short walk away. Ashtead Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

Step out your front door and within 15 minutes you are surrounded by hundreds of acres of woodland and the picturesque Ashtead Common which links to Epsom Common with its popular green.

Tenure - Share Of Freehold
Council tax band - F







Ground Floor
 Parker's Hill, Ashted
 Total Area: 87.5 m² ... 942 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
 Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE

141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT

163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

