



6, 1 Parkers Hill, Ashtead

The **PERSONAL** Agent

£580,000

Leasehold - Share of Freehold

- 50% Reserved
- Heart of the Ashtead Village
- Private 26ft terrace
- Two double bedrooms
- Stunning first floor apartment
- Beautiful ensuite & bathroom
- Generous living/dining space
- Quality kitchen & appliances
- Security entry and lift service
- Allocated secure parking bay with EV charging



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 6 enjoys accommodation approaching 773 Sq. Ft with the real 'wow' factor being the private 26ft terrace which is perfect for entertaining and links directly to the living space, which is the perfect area to relax in and opens onto the rear communal gardens.

The property benefits from incredibly well balanced accommodation comprising, 20ft x 17ft living/dining room which is open plan in to a high specification kitchen providing a wonderful social and entertaining space.

The master bedroom enjoys lots of natural light as well as a stylish ensuite shower room, whilst the second bedroom is also a generous double 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.

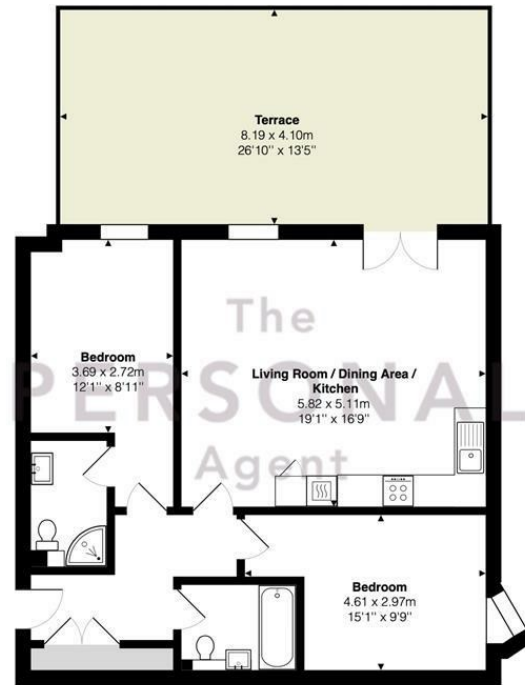
Popular with commuters due to the excellent rail links, the villages shops, restaurants and pubs are just a short walk away. Ashtead Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

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 - E







First Floor

Parker's Hill, Ashted

Total Area: 71.8 m² ... 773 ft² (excluding terrace)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

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