



9, 1 Parkers Hill, Ashted

The **PERSONAL** Agent

£725,000

Leasehold - Share of Freehold

- 50% Reserved
- Heart of the Ashted Village
- Stunning penthouse apartment
- Three double bedrooms
- 26ft x 22ft main reception room
- High quality kitchen and appliances
- Beautiful ensuite & bathroom
- Private terrace & Juliette balcony
- Security entry and lift service
- Allocated secure parking bay with EV charging



*** PENTHOUSE *** The Personal Agent are proud to present this beautifully positioned top floor apartment set within this contemporary landmark development in the very heart of Ashted 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 9 enjoys accommodation approaching 1206 Sq. Ft with the real 'wow' factor being the private being the large private terrace and a South facing Juliette balcony, which is the perfect sunny space to relax by and watch the world go by from an elevated aspect with views to the front over Parkers Hill.

The property benefits from incredibly well balanced accommodation comprising, 26ft x 22ft 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 Ashted Station, this completely turn-key apartment is located within the heart of the sought after South side of Ashted Village and is within walking distance of many wonderful woodland walks, not to forget the open spaces of the nearby Epsom Downs & Ashted 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.

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

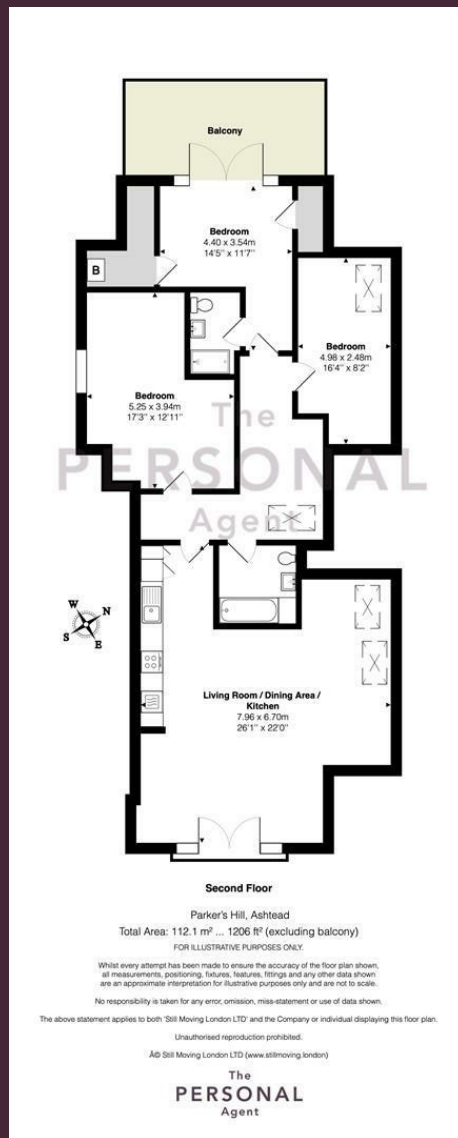
Popular with commuters due to the excellent rail links, the villages shops, restaurants and pubs are just a short walk away. Ashted Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

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

Tenure - Share Of Freehold
Council tax band - F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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