



3, 1 Parkers Hill, Ashted

The **PERSONAL** Agent

£650,000

Leasehold - Share of Freehold

- Contemporary landmark development
- Heart of the Ashtead Village
- Three double bedrooms
- Stunning first floor apartment
- Beautiful ensuite & bathroom
- Quality kitchen & appliances
- Generous living/dining space
- Juliette balcony with lovely outlook
- 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 3 enjoys accommodation approaching 942 Sq. Ft with the real 'wow' factor being the 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, 20ft x 18ft living/dining room which 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.

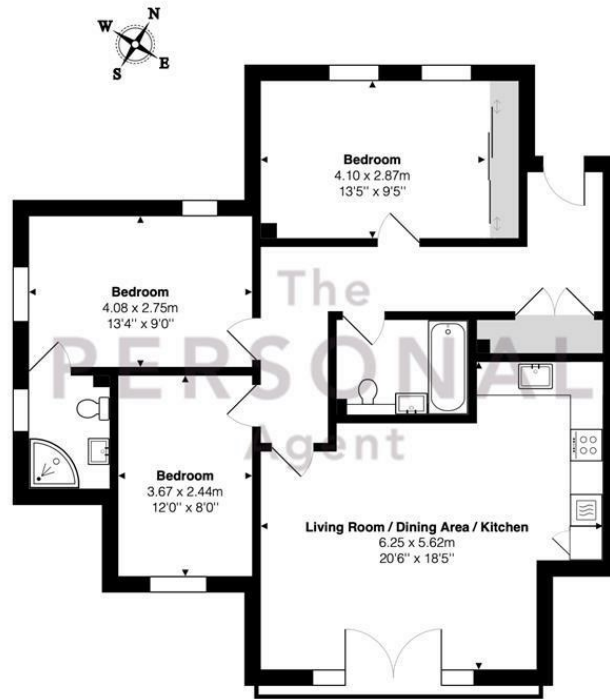
Popular with commuters due to the excellent rail links, the villages shops, restaurants and pubs are just a short walk away. Ashtead Station provides regular rail links into London Waterloo and the M25 can be accessed at nearby Leatherhead.

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







First Floor

Parker's Hill, Ashtead

Total Area: 87.5 m² ... 942 ft²

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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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