



21 Greville Court Greville Park Road, Ashted, Surrey, KT21 2QN

Asking Price £245,000



- NEW EXTENDED LEASE IN PLACE
- WITHIN EASY WALK OF VILLAGE & BUS ROUTES
- LIVING ROOM & NEWLY FITTED KITCHEN
- HEATING & DOUBLE GLAZED WINDOWS
- PARKING FACILITIES

- SEMI DETACHED BUNGALOW FOR OVER 55's
- WARDEN ASSISTED & OPTIONAL EMERGENCY PULL CORDS
- RECENTLY MODERNISED SHOWER ROOM & W.C.
- COMMUNAL RESIDENTS LOUNGE & GARDENS
- VACANT POSSESSION

Description

Conveniently located just a 'stone's throw' away from the top of the High Street in Ashted Village, this one-bedroom semi-detached bungalow commands a superb position within beautifully kept communal grounds. Refurbished throughout and offered in good decorative order, this home is offered with no onward chain and enjoys use of a hireable guest suite, communal resident's lounge, gardens, car park and laundry room.

The accommodation is easily accessible, all at ground level and includes a good size entrance hall with large storage cupboard, handy for cloaks and linen, and a further cupboard housing the hot water tank. This leads to a spacious lounge/dining room which has patio doors affording views over the planted and beautifully landscaped communal garden. A door also opens to a superb, fitted kitchen which features complementary wood effect worktops, plenty of light finish cupboards along with space for appliances.

The bedroom is double in size, and features fitted wardrobe cupboards and is served by a shower room with thermostatic shower, low level W.C and heated towel rail.

Outside, the well-maintained gardens extend to three sides of the property and benefit from several seating areas with well stocked mature planting. The property is further complemented by ample off-road parking, including added visitors parking.

Situation

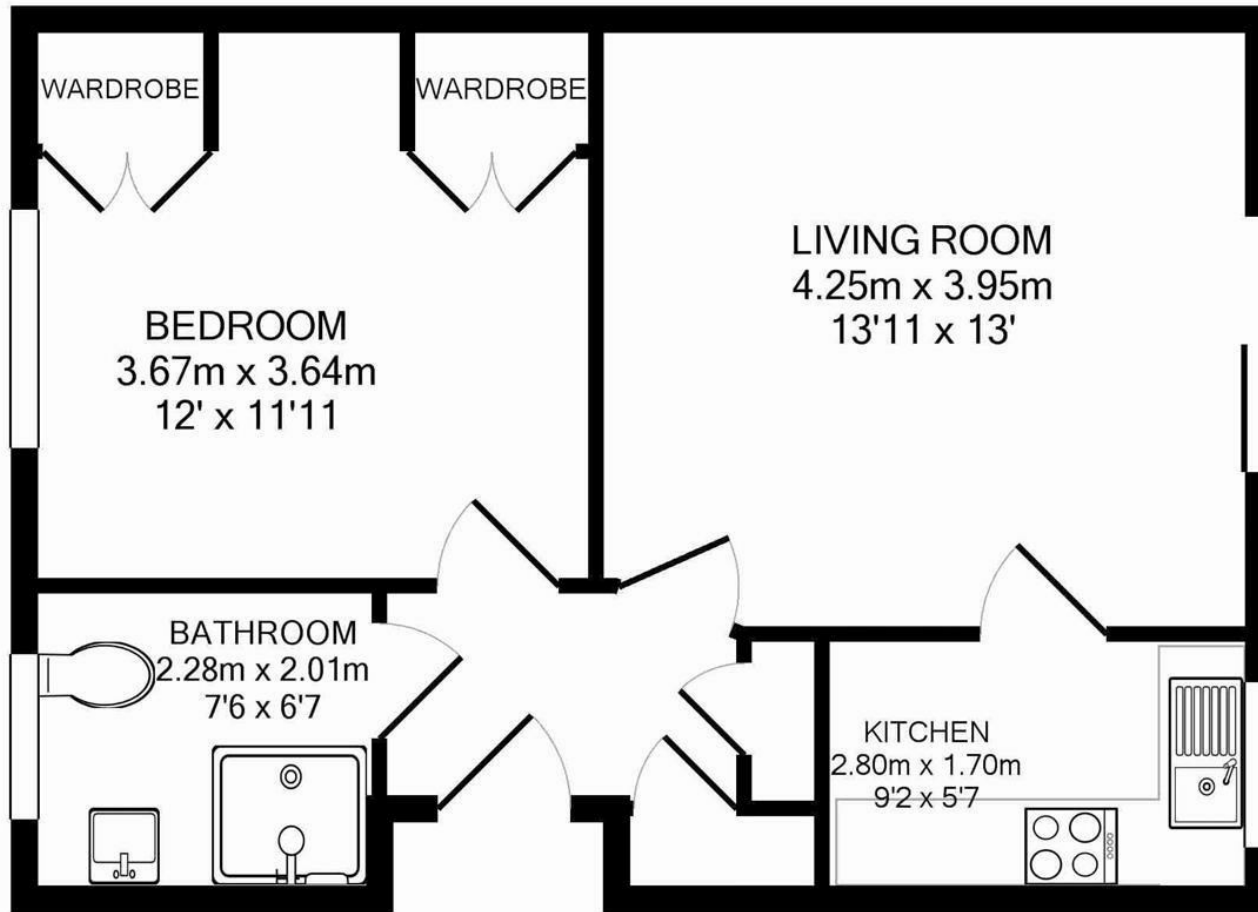
Ashted village centre has a large selection of independent retailers offering an excellent choice of everyday shopping facilities and services in the local community.

In addition, doctors surgery, dentists and Library are all within walking distance of the property.

Ashted mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to the motorway network and both Heathrow and Gatwick airports.

Tenure	Leasehold
EPC	D
Council Tax	D
Band	99 years from 25/03/22 (recently extended)
Lease	£2460.66 (11/23) - paid twice a year
Service Charge	£563.78 (03/23 to 02/24) (reviewed every 20 yrs
Ground Rent	after the 23yr period has passed)





Total Approx. Floor Area 43.9 Sq.M. (472 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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