



Flat 4 127 Barnett Wood Lane, Ashted, Surrey, KT21 2LR

Price Guide £305,000



- FLEXIBLE TWO BEDROOM CONVERSION
- REFITTED KITCHEN
- WALK IN SHOWER & SEPARATE BATH
- ENTRY PHONE SYSTEM
- WELL MAINTAINED COMMUNAL GARDENS
- OFF STREET PARKING
- GOOD DECORATIVE ORDER
- CLOSE TO AMENITIES
- JUST 0.7 MILES TO TRANSPORT LINKS
- CLOSE TO OPEN SPACE

Description

A beautifully presented flexible two bedroom ground floor conversion flat.

A communal front door features an entry phone system leading into a shared entrance hall.

Ones own front door opens into the hallway with all rooms off. The lounge/dining room provides space for relaxing and dining with window to the side. The kitchen has been refitted and offers a range of wall and base units with integrated oven, hob and extractor over with space for a washing machine. The fully tiled bathroom comprises bath, walk in shower, w.c. and wash hand basin.

The principal bedroom enjoys plenty of natural light via the dual windows which overlook the garden. There is a further double bedroom, currently split into two rooms, with space for freestanding furniture.

Outside the property benefits from well maintained communal gardens mostly laid to lawn with established flower beds, providing plenty of opportunity for outside relaxation.

The apartment also features an allocated parking space to the front and shared storage by way of a double garage.

Situation

The property is ideally located within walking distance of excellent local schools including St. Andrew's secondary, St.Peter's Primary, West Ashted and Downsend.

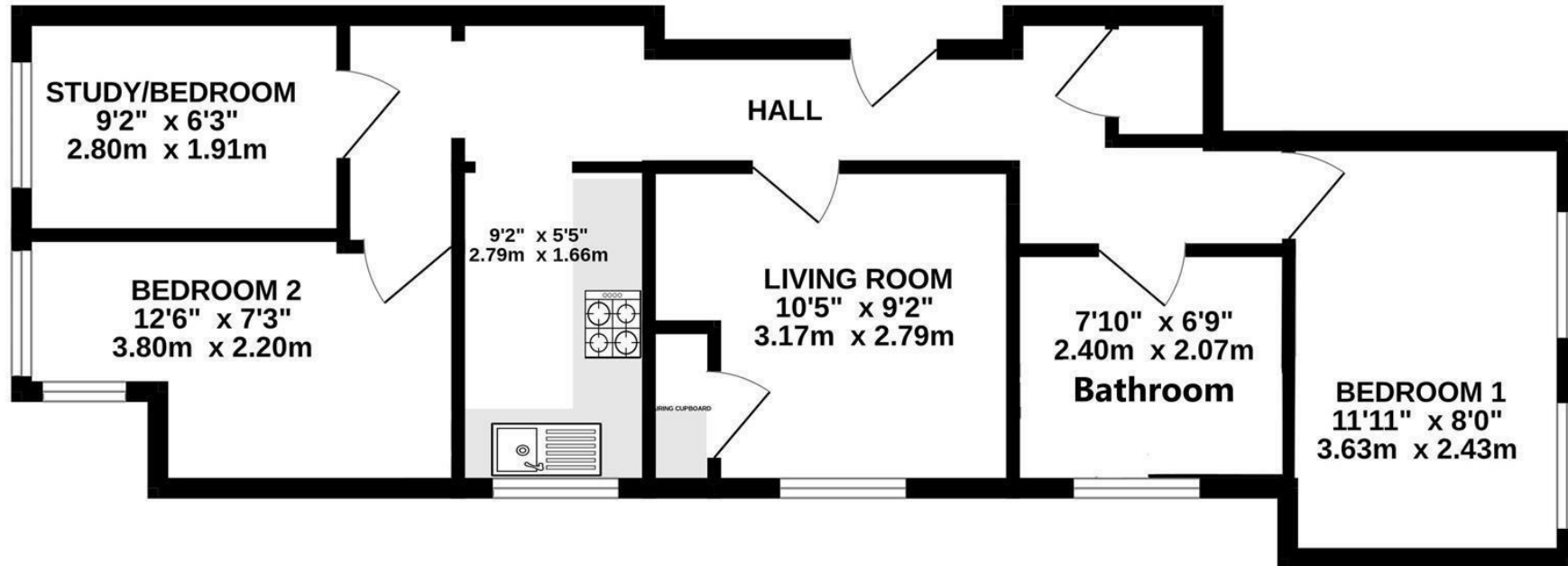
Shopping facilities close to hand include first class independent retailers on The Street and an enviable M & S Foodhall and a more comprehensive range of shopping facilities nearby in Leatherhead and Epsom.

Excellent road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports.

Acres of Greenbelt countryside is within walking distance, which offers opportunities for walking, mountain biking and horse riding. Numerous further recreational pursuits can be found close by.

Tenure	Leasehold
EPC	D
Council Tax Band	B
Lease	151 years
Service Charge	£1,800 p.a.
Ground Rent	£120 p.a.





TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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