



Plot 5 One Parkers Hill, Ashted, Surrey, KT21 2AR

Asking Price £429,950





- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SECURE GARAGE PARKING
- EV CHARGING POINTS
- CLOSE TO VILLAGE CENTRE

- JULIET BALCONY
- TWO BATHROOMS
- BICYCLE STORAGE ROOM
- LIFT TO ALL FLOORS
- 10 YEAR ICW WARRANTY



## Description

An exciting new development of just 9 luxury, two and three bedroom apartments perfectly situated for Ashted village and local amenities.

Apartment 5, One Parkers Hill is a two bedroom, two bathroom FIRST FLOOR APARTMENT with spacious open plan kitchen/living/dining area,, wood effect flooring, and a Juliette balcony. Discreetly located to the right hand side of the development it offers a high degree of privacy.

Featuring a contemporary specification including a fully fitted, modern kitchen with Quartz stone worktops and a range of quality integrated appliances, wood effect flooring to the main living area, and a stylish bathroom with ceramic floor tiles and luxury fittings. The master bedroom has an ensuite shower room.

The property benefits from high energy efficiency, lift access, secure underground parking, EV charging points, a rear landscaped communal garden, bicycle storage room and full 10 year ICW Year Building Warranty.

Viewings by appointment only.

## Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and Ashted's mainline station which provides services to London Waterloo, London Bridge and Victoria.

Highly regarded local schools both state and private nearby include The Greville, Barnett Wood and Rosebery in Epsom.

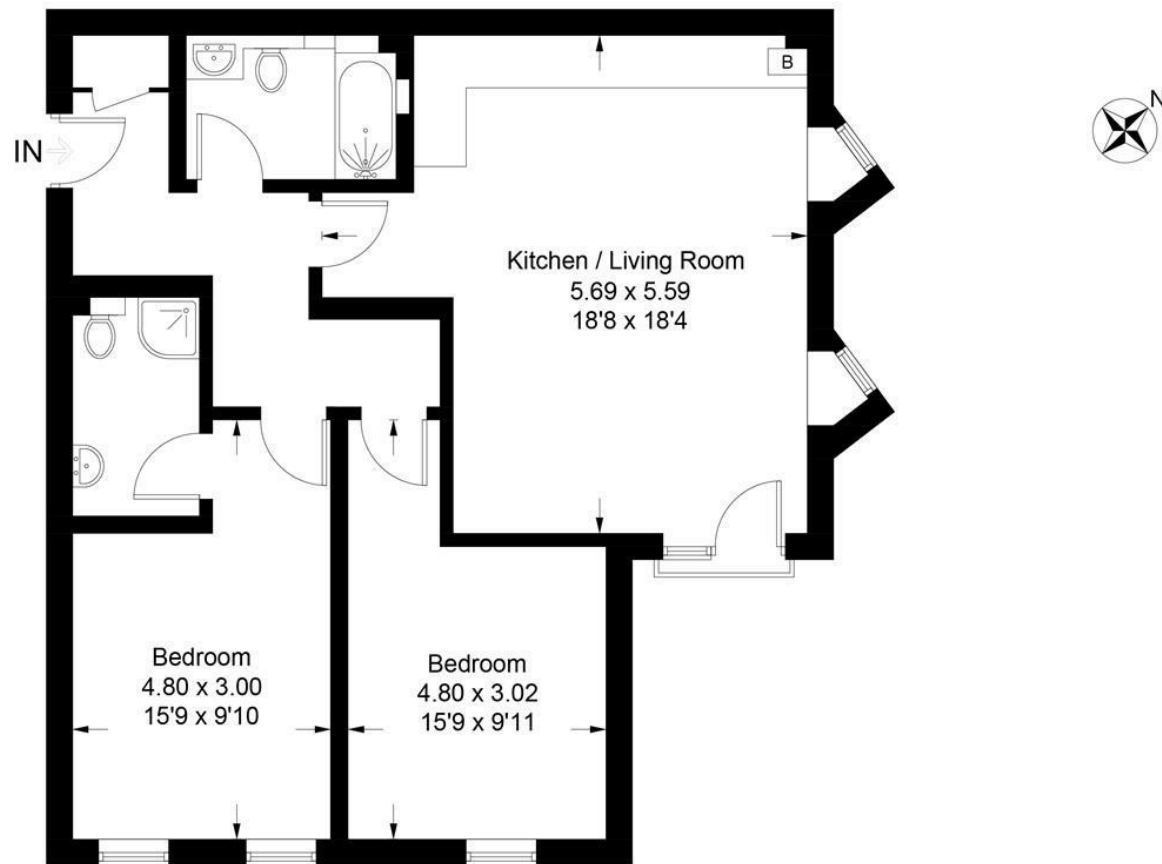
The area abounds a wealth of open Green Belt including Ashted Common Nature Reserve and Ashted Park.

A choice of recreational pursuits nearby include Ashted Football Club, Cricket Club and Squash Club. Further afield both Tyrrells Wood and Patchesham golf clubs can be found in Leatherhead respectively.

Tenure	Leasehold
EPC	B
Council Tax Band	E TBC
Lease	999 Years
Service Charge	£2,828.70
Ground Rent	Peppercorn



Approximate Gross Internal Area = 69.6 sq m / 749 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID956609)  
www.bagshawandhardy.com © 2023

66 Tudor House, Ashted, Surrey, KT21 1AW  
**Tel:** 01372 271880 **Email:** ashted@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

