



26 Warren Court, Ashfield Close, Ashted, KT21 2AB

Price Guide £450,000



- TOP FLOOR APARTMENT WITH LIFT ACCESS
- MODERN KITCHEN
- TWO BATHROOMS
- CONCIERGE SERVICE
- RESIDENT'S PARKING
- TWO DOUBLE BEDROOMS WITH STORAGE
- ALLOCATED CARPORT SPACE
- WELL MAINTAINED COMMUNAL GARDENS
- COMMUNAL LIVING SPACES
- WALKING DISTANCE TO SHOPS & AMENITIES

## Description

LUXURY RETIREMENT LIVING - This desirable two-bedroom apartment is situated within the sought after Warren Court development, considered by many to be Ashtead's foremost retirement development for the over 65's. The development benefits from a concierge service, communal day room, kitchen, gardens and communal parking and easy access to local village shops and amenities.

The property boasts a spacious hallway with two cupboards off and space for display unit. This leads to a spacious kitchen/living/dining room with side aspect window and multiple Velux windows. The fitted kitchen features a range of wall and base units with built in microwave, inset hob and extractor, raised oven, washing machine, slim dishwasher and fridge freezer. The principal bedroom also features a side aspect window and benefits from built in wardrobes and en-suite with double shower. Bedroom two, also a double benefits from built in wardrobes. The main bathroom features a white suite comprising bath with shower attachment, vanity sink and w.c.

Residents enjoy the use of the communal grounds which includes a BBQ area, and other seating areas.

This apartment is one of a handful with a sought-after private carport space.

## Situation

Ashtead village is just 0.4 of a mile away providing a wealth of independent traditional retailers, coffee houses, a good selection of restaurants along with Marks and Spencer Food Hall.

Ashtead's excellent transport services include buses, with a stop just outside the development, providing services to many local towns and villages with good connections to the wider bus network; trains from Ashtead's much used commuter station with convenient road links to London, the south and motorway network.

Country walks are close by featuring Epsom Downs, Box Hill, Norbury Park and Polesden Lacey all within easy reach.

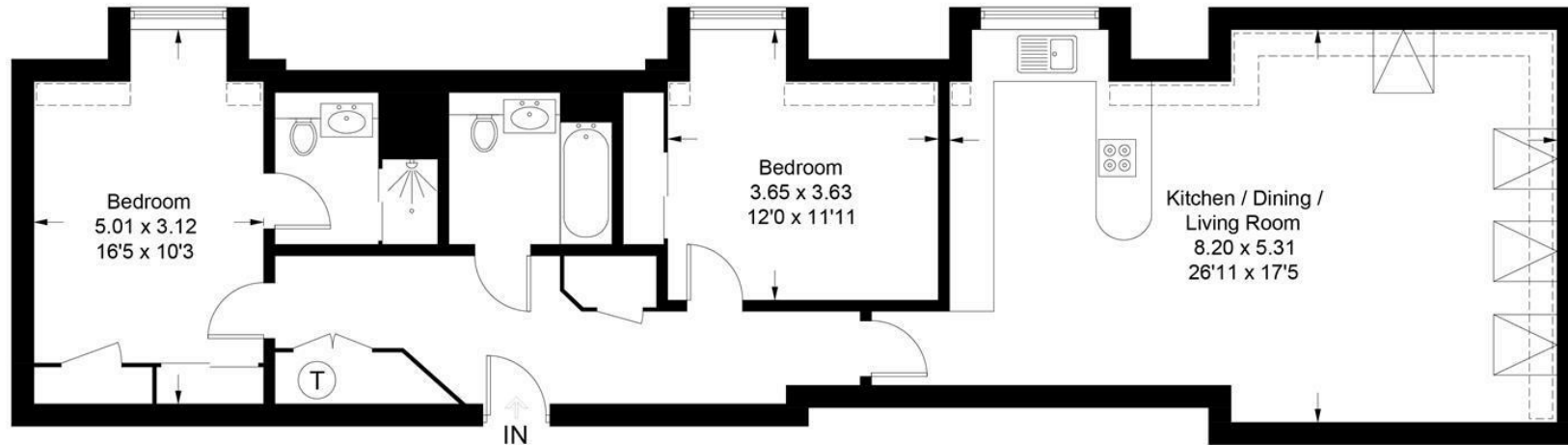
<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E
<b>Lease</b>	109 Years Remaining
<b>Service Charge</b>	£2700 per annum
<b>Ground Rent</b>	£250 per annum



Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft



 = Reduced headroom below 1.5m / 5'0



## 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. (ID1000630)

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