



4 Berkeley Lodge 2 Highfields, Ashted, KT21 2NL

Asking Price £600,000



- SELECT, GROUND FLOOR APARTMENT
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- LIVING ROOM WITH FRENCH DOORS
- GARAGE AND PARKING
- SITUATED ON A PRIVATE ROAD
- SECOND DOUBLE BEDROOM
- KITCHEN/BREAKFAST ROOM
- BEAUTIFUL COMMUNAL GARDENS
- NO ON-GOING CHAIN

## Description

Built in 1996 by Peacock Homes, and located in a highly desirable private road in the 'Lanes' area of Ashted, this superb ground floor apartment offers 846 sqft of lateral living and is offered to the market with no on-going chain.

Secure key and entry phone systems allow access through the communal hallway to apartment 4. The accommodation comprises; principal bedroom with fitted storage cupboards complemented by a neutral bathroom with separate shower enclosure. A further double bedroom with fitted storage cupboards, served by a family bathroom. A generous 11'5 kitchen/diner features a range of wall and floor mounted cupboards, an integrated fridge/freezer and gas hob with electric oven under. A particular feature of the apartment is the open plan living/dining room featuring four windows, bathing this home with ample natural light with double doors providing direct access to the beautifully maintained communal grounds.

The property also benefits from a garage and allocated parking.

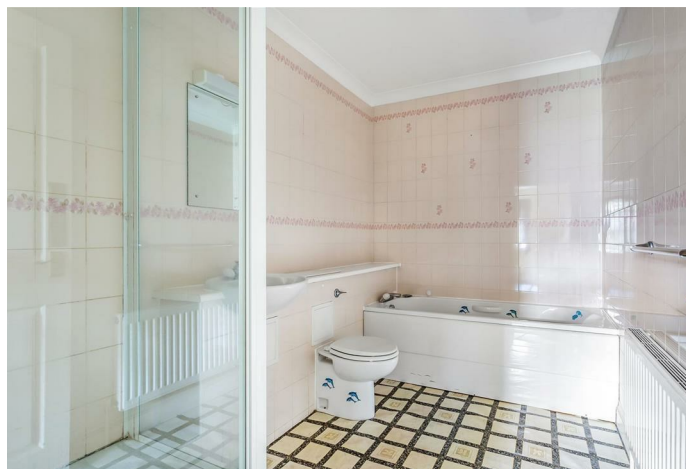
## Situation

Conveniently situated in a most sought after private road in the 'lanes' with its excellent local shopping facilities and station which provides fast and frequent services to Waterloo (38mins) London Bridge & Victoria.

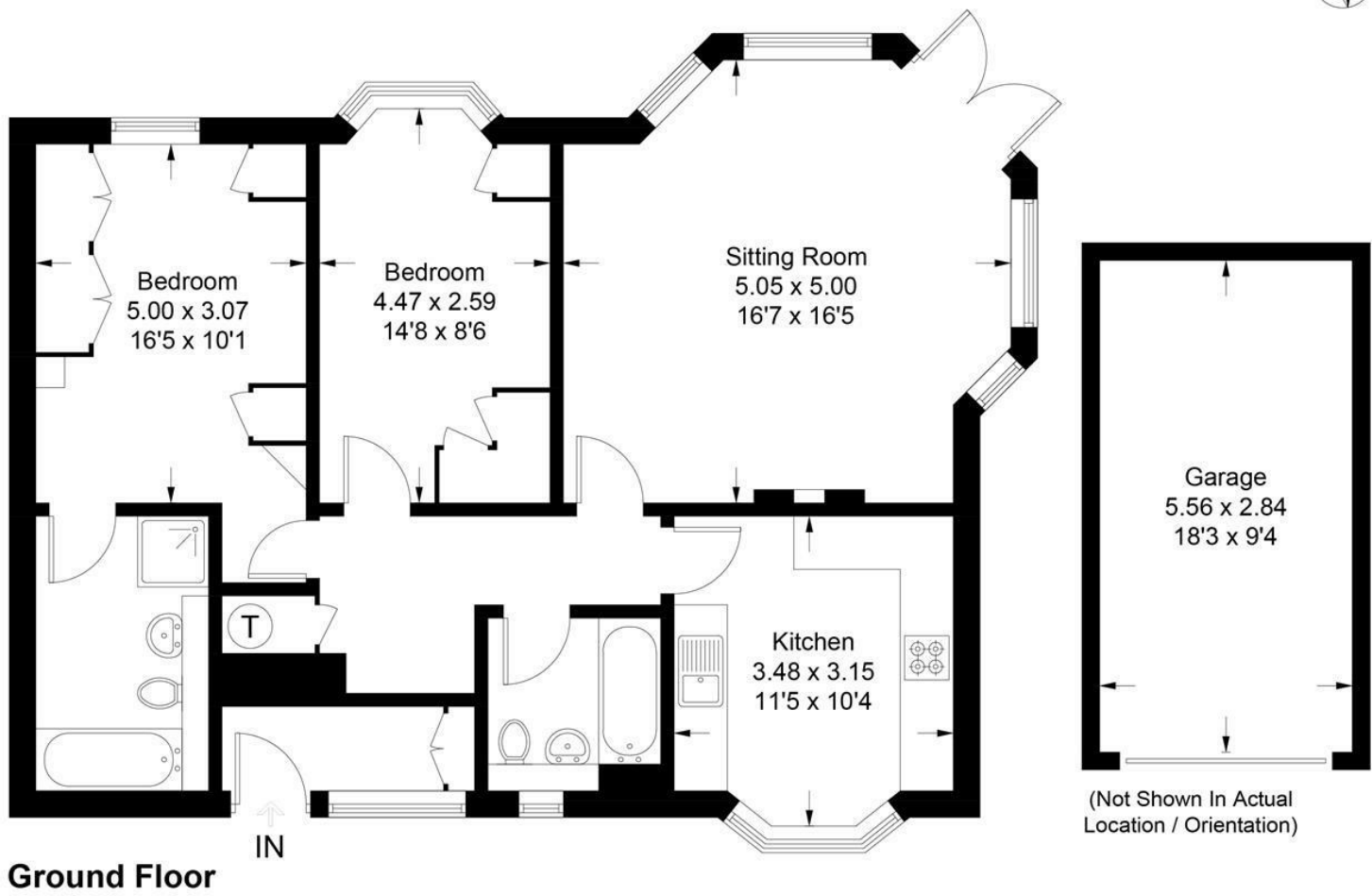
There are many well considered schools to hand in both the private and state sector including City of London Freeman's school in Ashted Park and the 'outstanding' Barnett Wood Infant School nearby.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There is a choice of recreational pursuits within easy access including bowls, Tennis and squash clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom and Tyrrells Wood in Leatherhead.

<b>Tenure</b>	Leasehold - Share of Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F
<b>Lease</b>	125 years from 25/12/96
<b>Service Charge</b>	£1,100 for period 01/05/24 to 01/11/24 £800 for period 01/11/24 to 01/05/25
<b>Ground Rent</b>	£150.00 per annum



Approximate Gross Internal Area = 81.4 sq m / 876 sq ft  
Garage = 15.8 sq m / 170 sq ft  
Total = 97.2 sq m / 1046 sq ft



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. (ID1067335)  
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