



Flat 4, Ashworth House 9 The Street, Ashted, KT21 2AD

Guide Price £245,000



- RARELY AVAILABLE GROUND FLOOR MAISONETTE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- PETS ALLOWED (BY PERMISSION)
- DOUBLE BEDROOM
- LUXURIOUS EN-SUITE SHOWER ROOM
- SECURE ALLOCATED & VISITOR PARKING
- RESIDENTS CYCLE & BIN STORES
- PRIME VILLAGE LOCATION
- NO CHAIN
- APPROX 0.8 MILES TO ASHTEAD STATION

## Description

This rarely available ground floor one bedroom maisonette is conveniently located in the centre of Ashted village with easy access to independent retailers and mainline station. This property makes an ideal first time buy or rental investment opportunity.

A modern front door leads to a beautifully presented open plan living/dining/kitchen area with wraparound windows creating a bright and inviting atmosphere. The modern, neatly fitted kitchen incorporates integrated appliances, a range of storage cupboards and work surface space for food preparation. The adjoining double bedroom benefits from natural light, and features space for wardrobes. This is complimented by a part tiled en-suite shower room which includes a W.C and oval countertop sink with illuminated mirrored storage above.

Outside. Contemporary gates lead to secure, enclosed parking to include an allocated space, coordinated black bin and separate recycling areas and a generous resident's cycle store.

## Situation

Independent shopping is close to hand including local retailers on The Street, Barnett Wood Lane and Craddocks Parade. The larger towns of Leatherhead, Epsom, Guildford and Kingston are within easy driving distance adding to shopping and entertainment opportunities.

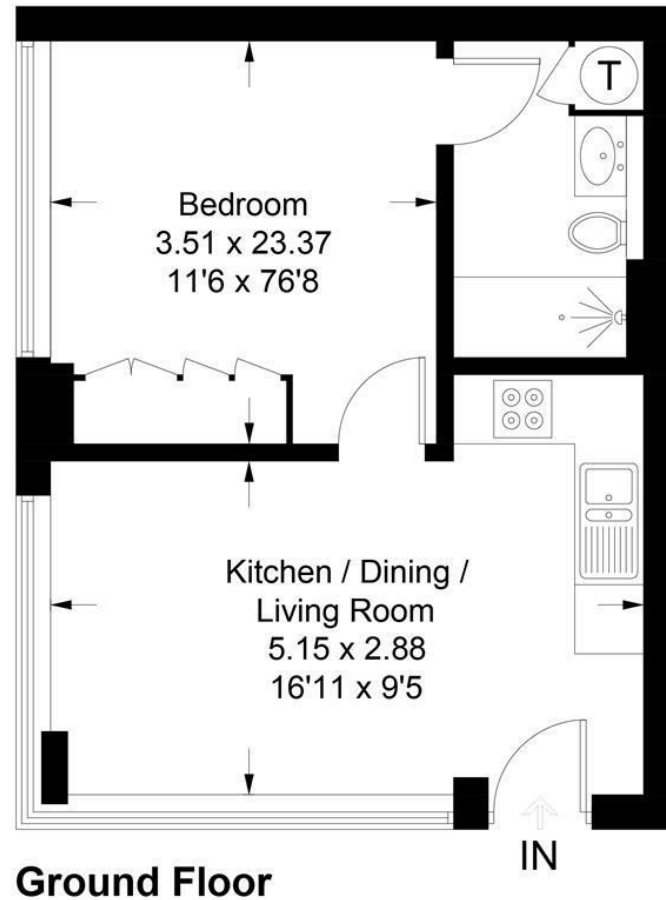
Excellent road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 is also close by.

The area is surrounded by Greenbelt countryside, ideal for mountain biking, rambling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country club at Woodcote.

<b>Tenure</b>	Leasehold
<b>EPC</b>	D
<b>Council Tax Band</b>	C
<b>Lease</b>	215 years from 01/05/2015
<b>Service Charge</b>	£1340.54 for period 01/07/2023 to 30/06/2024
<b>Ground Rent</b>	NIL



Approximate Gross Internal Area = 33.9 sq m / 365 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. (ID1076381)

www.bagshawandhardy.com © 2024

66 Tudor House, Ashted, Surrey, KT21 1AW  
Tel: 01372 271880 Email: [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)  
[www.patrickgardner.com](http://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.

