



2 Floral Court, Ashted, Surrey, KT21 2JL

Asking Price £350,000



- SPACIOUS 879 SQFT FIRST FLOOR APARTMENT
- KITCHEN/BREAKFAST ROOM
- SHOWER ROOM
- WALK TO MAINLINE STATION AND SHOPS
- GARAGE EN BLOC
- LIVING/DINING ROOM WITH TWO BALCONIES
- TWO DOUBLE BEDROOMS
- COMMUNAL GROUNDS
- LONG LEASE
- VISITOR PARKING

Description

This well proportioned first-floor apartment forms part of a purpose built desirable development surrounded by well kept communal grounds. The property is located within a popular residential road just 0.8 miles from Ashted mainline station, nearby shops and schools and is conveniently offered to the market with a share of the freehold and a long lease.

Double doors at ground level lead through to an inner lobby with carpeted stairwell beyond. The apartment is one of six within the block and can be found on the first floor. A private front door leads to an airy hallway with linen storage cupboard. The modern fitted kitchen/breakfast room provides a wealth of storage cupboards and work surface space, a built in electric hob, oven, dishwasher and fridge/freezer. The kitchen also allows space for a small table and chairs if desired. At the end of the hallway, is an impressive triple aspect open plan living/dining room which include two separate balconies accessed by patio doors at opposing ends of the room. Both bedrooms, one with built in wardrobes are double in size, enjoy a bright south westerly aspect and are complimented by a family shower room with white suite to comprise double shower cubicle w.c and wash hand basin.

Outside, the development is surrounded by well maintained communal grounds for all to use along with neatly disguised brick-built bin stores and a private garage in a nearby battery.

Situation

Situated in lower Ashted, this property is convenient for both the mainline station and the local shopping facilities at Craddocks Parade.

Ashted's mainline station offers services to London, Waterloo and Victoria. Junction 9 of the M25 gives access to both Heathrow and Gatwick airports.

Many well considered schools are close at hand, in both the private and state sector including St Andrew's secondary, St. Peter's Primary, The City of London Freeman's School in nearby Ashted Park and St John's School in Leatherhead.

Sports clubs, doctors surgery and Library are available close by. Ashted Common is within walking distance offering acres of open countryside for country walks and outdoor pursuits.

Tenure

Leasehold - Share of Freehold

EPC

C

Council Tax Band

D

Lease

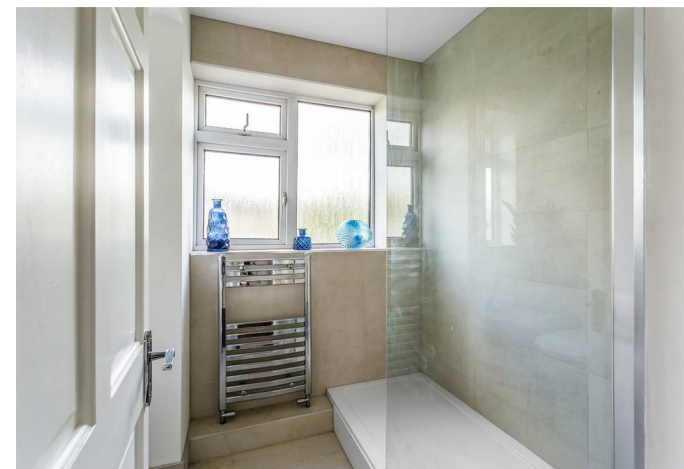
999 years from 06/07/1962

Service Charge

£500 per quarter from 01/04/24 to 31/03/25

Ground Rent

Not collected



Approximate Gross Internal Area = 81.7 sq m / 879 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 96.8 sq m / 1041 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. (ID1077586)

www.bagshawandhardy.com © 2024

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.

