



8 Floral Court, Ashted, Surrey, KT21 2JL

Asking Price £350,000



- 860 SQFT FIRST FLOOR APARTMENT
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- WALK TO MAINLINE STATION AND SHOPS
- GARAGE EN BLOC & VISITOR PARKING
- LIVING/DINING ROOM WITH 2 BALCONIES
- TWO DOUBLE BEDROOMS
- COMMUNAL GROUNDS
- LONG LEASE
- NO ON-GOING CHAIN

## 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, a long lease and no on-going chain.

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 and oven, along with space for washing machine, 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 includes 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 bathroom with white suite to comprise bath with shower over, toilet and wash hand basin with storage under.

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.

N.B The roof is due to be replaced, and the cost of such has already been requested and covered by our client.

## 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 25/06/1961

## Service Charge

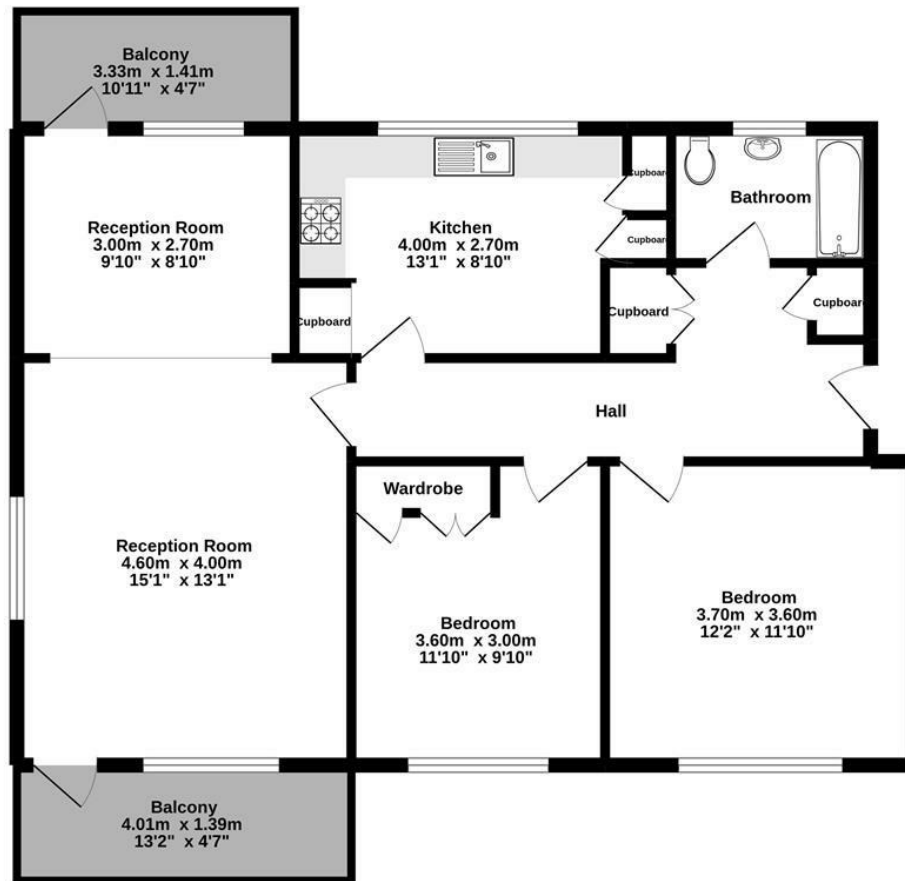
£500 per quarter from 01/04/24 to 31/03/25

## Ground Rent

Not collected



Ground Floor  
79.9 sq.m. (860 sq.ft.) approx.



TOTAL FLOOR AREA : 79.9 sq.m. (860 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

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.

