



patrick
gardner
RESIDENTIAL

Flat 1, St Michaels Court 57 The Street, Ashted, Surrey, KT21 1AA

Asking Price £450,000



- CONTEMPORARY FITTED KITCHEN
- IDEAL STANDARD BATHROOM FITTINGS
- UNDERFLOOR HEATING
- AUDIO/VIDEO ENTRY & LIFT
- GATED ALLOCATED PARKING
- INTEGRATED APPLIANCES
- KARNDUAN FLOORING & FITTED CARPETS
- COMMUNAL SKY & SATELLITE CONNECTION
- COMMUNAL SKY GARDEN
- 10 YEAR INSURANCE BACKED BUILDING WARRANTY

Description

This stunning two bedroom, two bathroom former show home is located within this recently built development of just nine luxury apartments situated in the heart of Ashted village.

Built to a high specification, this apartment features an open plan living space, with a fully integrated kitchen with space for living and dining furniture. There are two double bedrooms each with built in storage, an en-suite shower room to the main bedroom and a family bathroom, with over bath shower. Each room has it's own individually operated thermostat for under floor heating.

Outside this apartment also boasts a wide, private balcony overlooking the communal sky garden and also comes with private, gated allocated parking, with one shared visitor space and secure communal bike and waste stores.

This block, completed in 2018 features communal solar panels on the roof, individual secure post boxes accessed within the communal entrance hall, a comfortable lift to all floors and automated windows set to open upon reaching a pre set temperature, within the communal areas for an added touch of luxury and comfort.

Situation

This sought after Surrey village has something for everyone. Locally, sports and leisure facilities are well catered for; a wide range of everyday shopping is at hand with individual, independent retailers complementing the Marks & Spencer food store on ground floor level of this block.

Ashted mainline station offers services to Waterloo, Victoria & London Bridge, whilst Junction 9 of the M25 provides access to both Heathrow & Gatwick International airports.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt, ideal for country pursuits including mountain biking and walking. A further choice of recreational pursuits nearby includes Ashted Squash and Tennis Club, Ashted cricket and football clubs.

Tenure

Leasehold

EPC

B

Council Tax Band

D

Lease

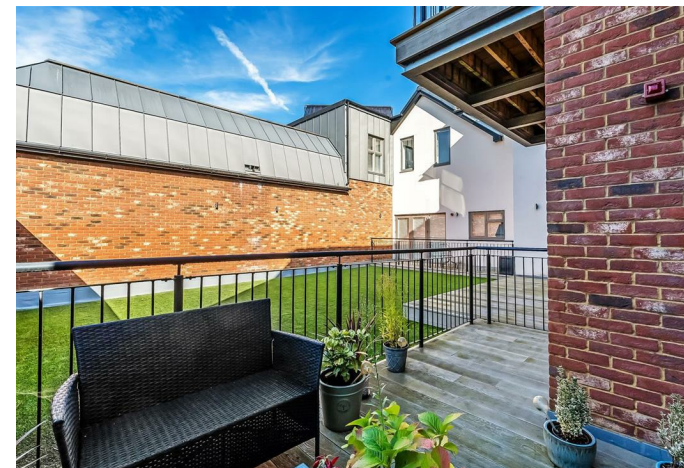
150 from 06.04.2018

Service Charge

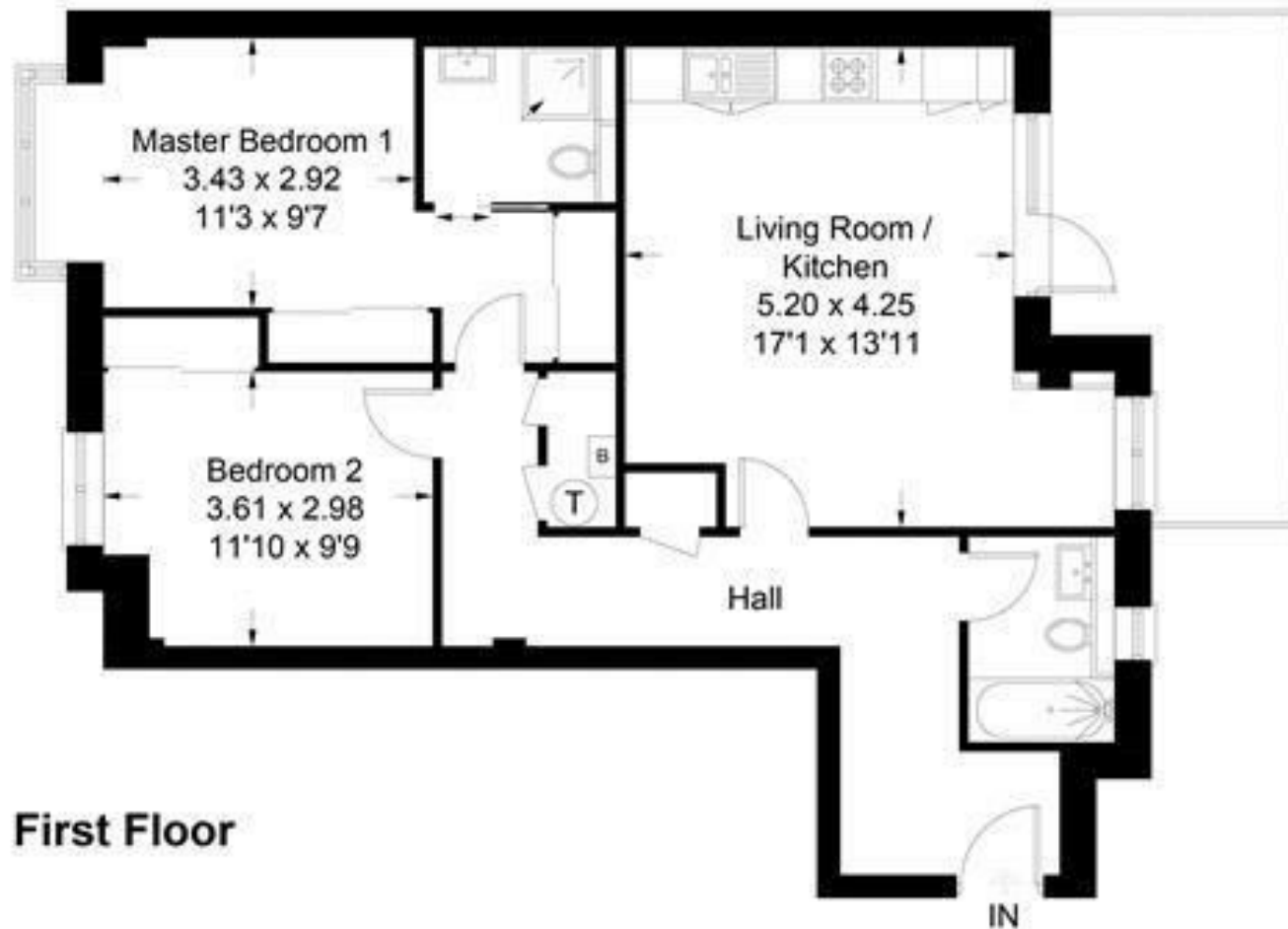
£3890.25 from September 2024 - March 2025

Ground Rent

£350 P.A



Approximate Gross Internal Area = 76.4 sq m / 822 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. (ID411103)

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