



35 Moat Court, Ashted, Surrey, KT21 2BL

Asking Price £399,950





- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- FITTED KITCHEN
- GARDEN WITH SHED & GREENHOUSE
- NO ON-GOING CHAIN
- WALKING DISTANCE TO VILLAGE CENTRE
- SITTING ROOM WITH DOOR TO GARDEN
- MODERNISED BATHROOM
- GARAGE IN NEARBY BLOCK
- IDEAL INVESTMENT/DOWNSIZE OR FIRST BUY



## Description

Patrick Gardner are delighted to bring to the market this two bedroom ground floor maisonette offered with no on-going chain and with the added benefit of; a long lease, an adjoining private garden and a garage en-bloc. Situated in a sought after position within easy walking distance of Ashted's mainline station and local village shops makes this an ideal downsize, first time buy or long term investment.

The front door opens onto an entrance vestibule and hallway with storage cupboard. The sitting room, to the rear of the property features plenty of space for a seating area and dining table along with direct access by patio door to a delightful private garden. The kitchen offers a range of worktops, cupboards, drawers and space for appliances. Both double bedrooms are served by a modern family bathroom suite.

Outside, the property boasts its own garden with direct access from the sitting room. Laid mainly to lawn, the garden also features mature shrubs, a greenhouse and a garden storage shed.

N.B The first floor apartment has right of way through this garden, to reach their private garden to the rear.

## Situation

The property is located in a convenient location within easy walking distance of excellent local shops, bus route and Ashted's mainline station with fast and frequent services to London Bridge, Waterloo and Victoria. The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

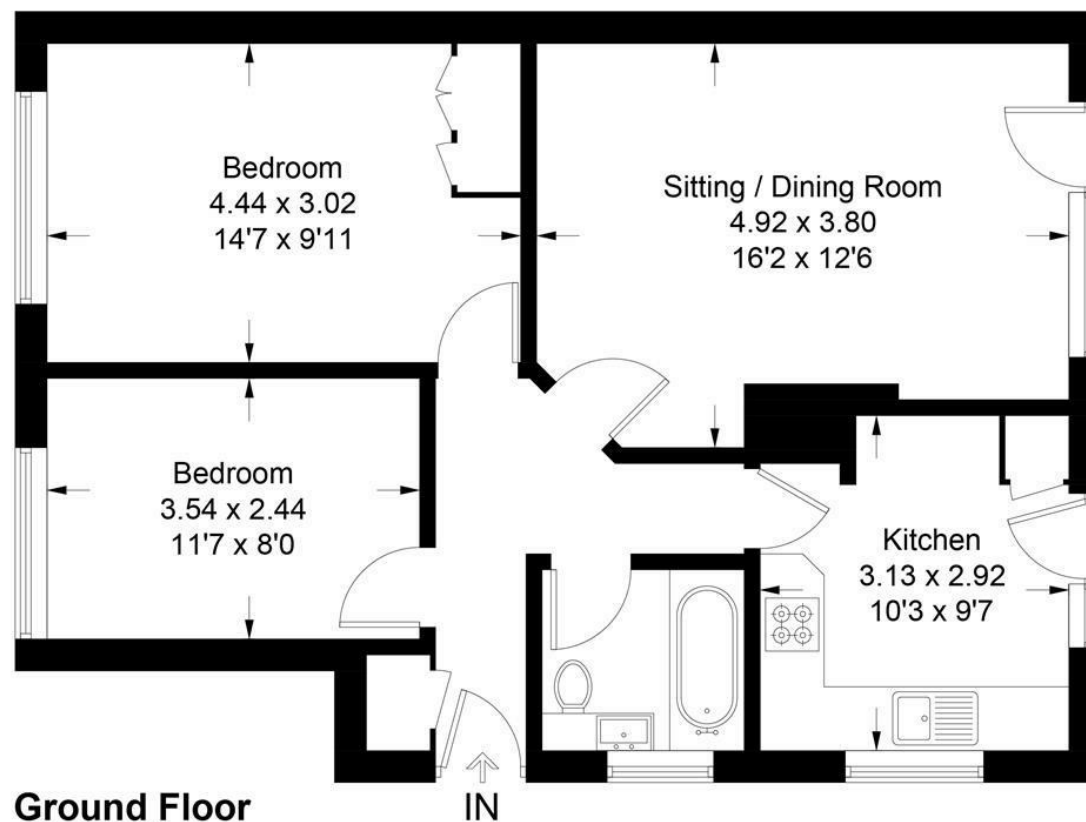
Highly regarded local schools both state and private can be found within walking distance including Barnett Wood Infant School, West Ashted Primary and St Andrew's Secondary.

Ashted Village is within half a mile and features further excellent shopping facilities and bus routes serving all the major Surrey towns. Both the larger towns of Epsom and Leatherhead are a few miles distant in either direction. A choice of recreational pursuits including Ashted Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	157 Years from 25/03/1997
<b>Service Charge</b>	N/A
<b>Ground Rent</b>	£400 per annum, doubling every 25 years
<b>Buildings Insurance</b>	£481.26 for 24/25



Approximate Gross Internal Area = 61.1 sq m / 658 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. (ID1160699)  
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