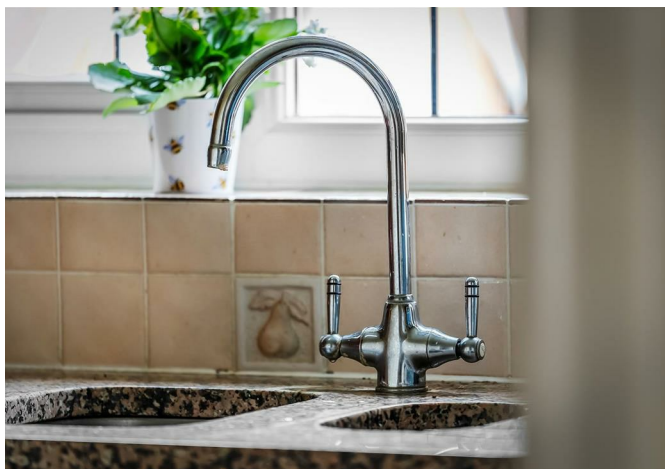




6 Marlborough Court The Marld, Ashted, Surrey, KT21 1RY

Price Guide £575,000





- TWO BEDROOM MAISONETTE
- SHARE OF THE FREEHOLD
- FITTED KITCHEN & INTEGRATED APPLIANCES
- 2ND DOUBLE BEDROOM
- PRIVATE PARKING & VISITOR PARKING
- THE HEART OF ASHTEAD VILLAGE
- LIGHT & AIRY LOUNGE/DINING ROOM
- BEDROOM WITH EN-SUITE
- SPACIOUS BATHROOM
- DELIGHTFUL COMMUNAL GROUNDS



## Description

Situated in the heart of Ashted village off a private road is this rarely available luxury two bedroom maisonette built to a high standard by Messrs Windsor Homes. The property benefits from a share of the Freehold, delightful communal grounds, its own parking space and a private stair lift.

A storm porch shelters the front door with a coat & shoe storage area beyond. Stairs and a stair lift lead to a bright hallway with a useful storage cupboard and loft access, which is part boarded. The spacious, light and airy double aspect lounge/dining room overlooks the front of the property and features a pretty bay window. Ample space is available for a dining table and a relaxed seating area. The kitchen, off the sitting room, boasts a wealth of wall and base units with a granite worktop over housing; an integrated fridge freezer, recently fitted double oven, gas hob with extractor over, dishwasher and space for a washing machine.

A good sized principal bedroom is served by a re fitted en-suite shower room and boasts a sophisticated range of built in storage, a dressing table and matching bedside cupboards. Bedroom two is dual aspect and also enjoys an impressive range of fitted storage ( incorporating an airing cupboard ), with a coordinated; chest of draws and bedside cupboard. A spacious fitted bathroom completes the accommodation.

Outside the property features its own parking space with the benefit of shared visitor parking and is surrounded by two delightful communal gardens including a patio area for all residents to enjoy.



## Situation

The property is located within easy walk of the village with its excellent local shopping facilities and bus routes.

There are many well considered schools to hand in both the private and state sector including City of London Freeman's School in nearby Ashted Park and St Giles first school in Dene Road.

Ashted Station is just under a mile away (0.8 miles) providing fast and frequent services to Waterloo, London Bridge & Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There is a choice of recreational pursuits within easy access including tennis, squash and bowls clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom. Walking, road/ off road cycling and equestrian pursuits are popular nearby.

### Tenure

Share of Freehold

### EPC

C

### Council Tax Band

D

### Lease

31.12.2126

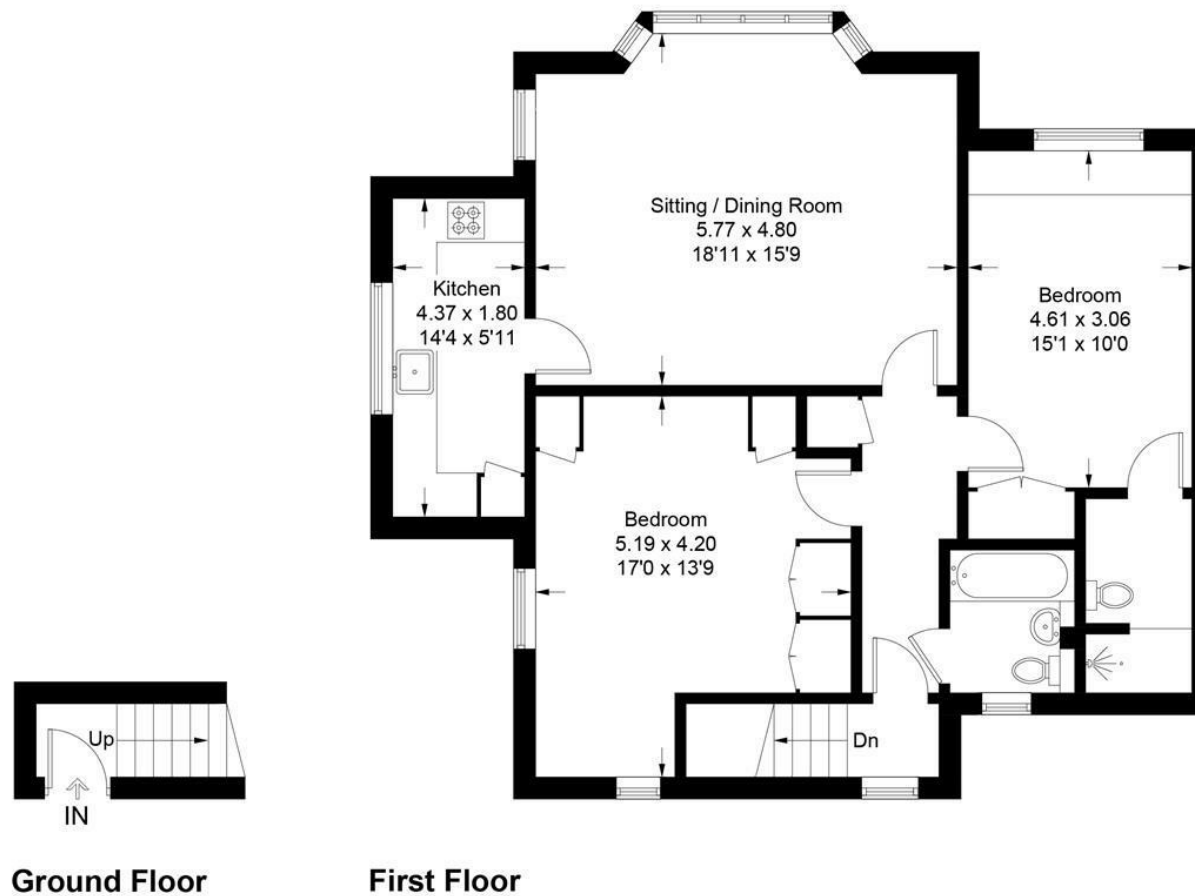
### Service Charge

£1516 from 01.01.2025 - 30.06.2025

### Ground Rent

£200 PA (not recently collected)

Approximate Gross Internal Area = 94.6 sq m / 1018 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. (ID1182683)  
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