



3 Marguerite Court Ottways Lane, Ashted, KT21 2FL
Guide price £400,000



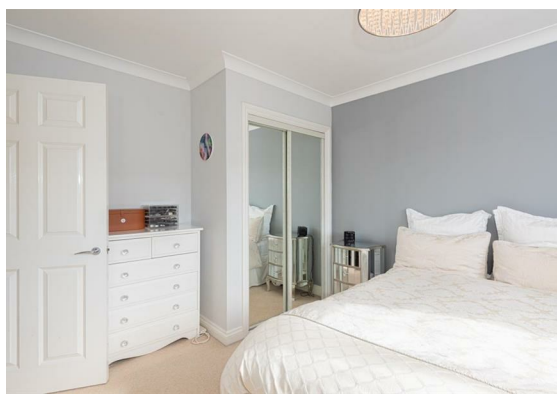
New Lease Over 200 Years and Zero Ground Rent.

A fantastic sized modern first floor apartment, located in the most popular village of Ashted, within walking distance to the shops on The Street, in comfortable reach of the mainline station and most sort after nurseries and schools.

Accommodation details a welcoming entrance hallway with two fitted cupboards, two double bedrooms, both with fitted wardrobes, an en suite shower room to the principle suite, good sized modern family bathroom and a generous open plan kitchen/dining/family room.

Further most noteworthy benefits include a private balcony, allocated parking, secure entry phone system and beautifully landscaped communal gardens.

Ashted is supported by a vast road and bus network, giving fluid links into London, the beautiful countryside and Gatwick and Heathrow Airports, via the M25, A3, A24 and A217.







First Floor Flat
 Marguerite Court, Ottways Lane, Ashtead

Total Area: 70.4 m² ... 758 ft² (excluding balcony)

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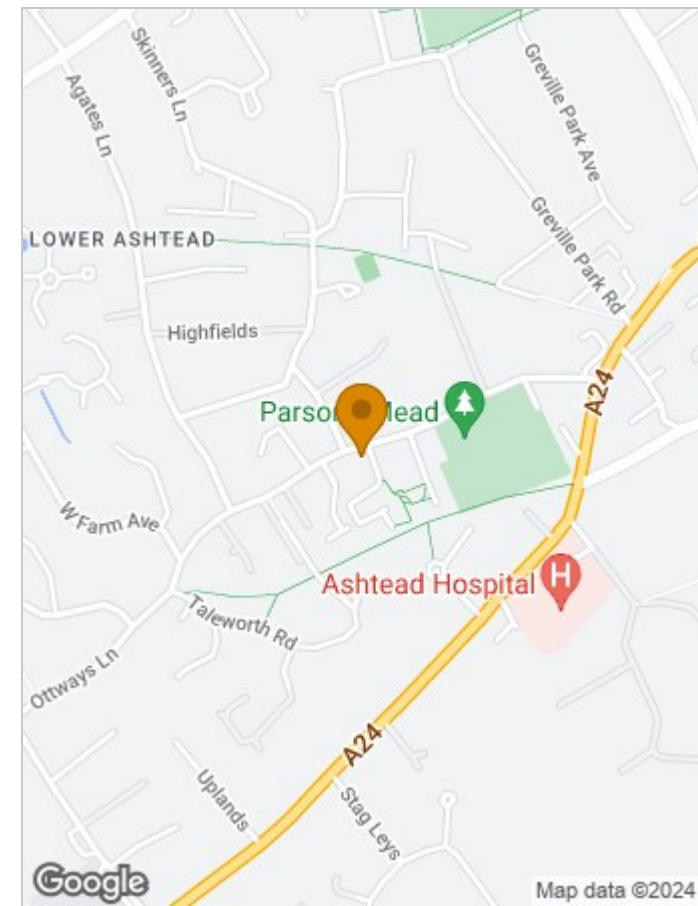
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	