

5, Lud Lodge, London Road, Ashford, Surrey, TW15 3AQ



Asking Price £350,000 Leasehold



A SPACIOUS AND FULLY REFURBISHED 3 BEDROOM, 2 BATHROOM PURPOSE BUILT LUXURY FLAT. THIS STUNNING FLAT HAS 950 YEARS REMAINING ON ITS LEASE. WITH ENTRY PHONE SYSTEM AND FEATURING A SPLENDID OPEN PLAN KITCHEN INTO A GENEROUS SIZED SUNNY ASPECT LOUNGE. THE HIGH SPEC FITTED KITCHEN BOASTS TOP OF THE RANGE NEW APPLIANCES AND NATURAL STONE WORKTOPS. THE 3 BEDROOMS ARE ALL DOUBLE WITH ONE HAVING AN ENSUITE BATHROOM. THE MAIN FAMILY BATHROOM IS FULLY TILED WITH STUNNING MARBLE. VIEWINGS HIGHLY RECOMMENDED.

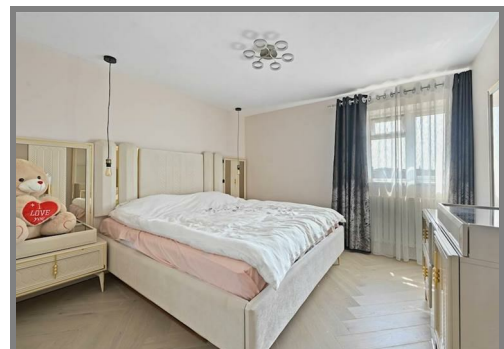
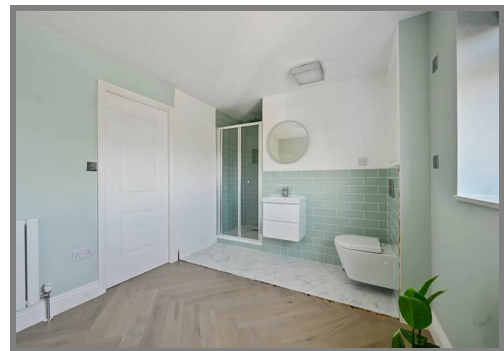
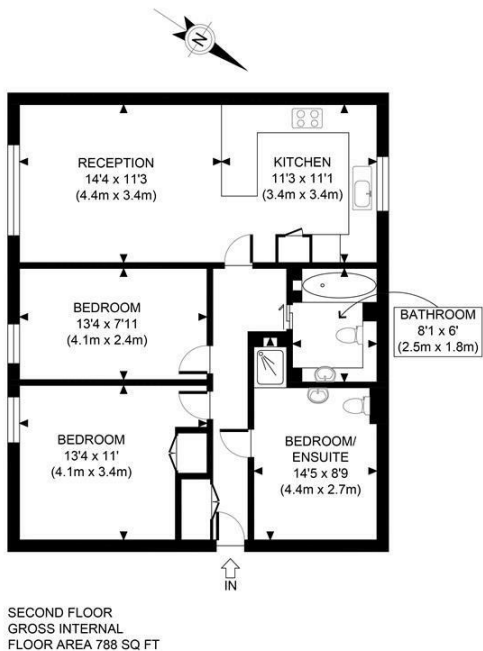
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FOR SALE

A most desirable and spacious 2nd floor, 3 bedroom flat benefiting from a long lease of 950 years with entry phone, new double glazing, new boiler and gas central heating. Recently refurbished to a very high standard and featuring 3 double bedrooms with 2 bathrooms along with a bright and sunny aspect lounge leading to a high spec open plan newly fitted kitchen with built in appliances. The flat is well presented throughout with plenty of storage space, parking and communal grounds. No forward chain. LONG LEASE

LOCATION

Convenient access into Staines, London and Heathrow Airport with Ashford Town Centre and Station less than a mile away.



APPROX. GROSS INTERNAL FLOOR AREA 788 SQ FT / 73 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Lud Lodge	date 25/05/22
photoplan	

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

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.