



Berkeley Court, Albert Road, Ashted, KT21 1BJ

welcome to

Berkeley Court, Albert Road, Ashted

Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom first floor flat offered to the market with no chain, with garage in block and secure entry system.

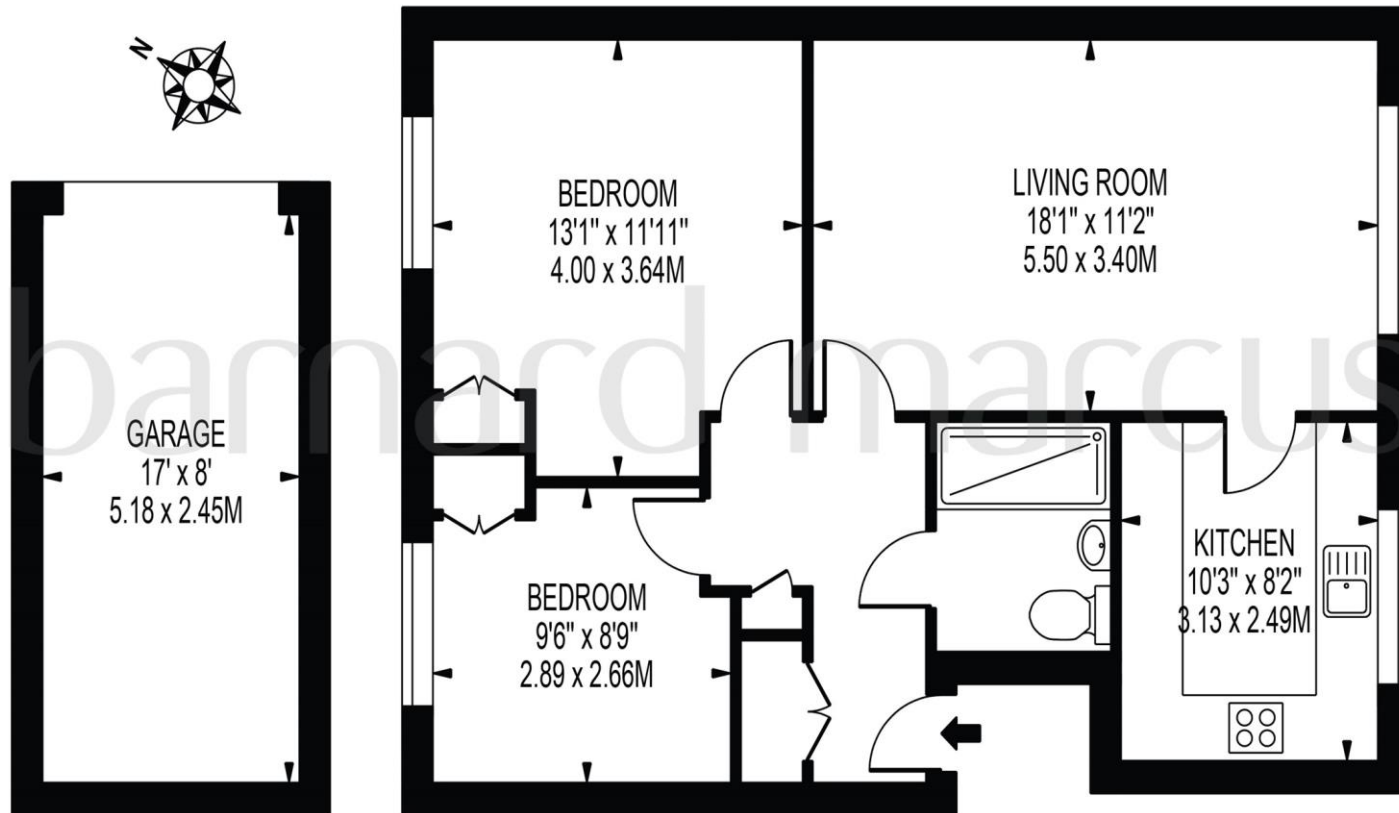
The property has a low lease so cash buyers only.



BERKELEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 646 SQ FT - 59.97 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 136 SQ FT - 12.69 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This fantastic two double bedroom flat is situated in a small development with secure entry system, garage in block and lies just a stones throw from Ashted village. The property features a large double bedroom with built in storage, a second smaller double bedroom, substantial lounge with dining space, modern kitchen with Worcester Bosch boiler and space for washing machine, fridge/freezer and slimline dishwasher. There is also a modern white tiled family shower room with three piece suite and two storage cupboards in the hallway.

Externally there are well maintained communal gardens, communal parking spaces and a private garage.

The property has a low lease, cash buyers only.

Ashted is a highly sought after village located between Epsom to the North and Leatherhead to the South. Popular with young families thanks to the excellent state and private local schools including the nearby City Of London Freemans, Downsends, Ofsted outstanding St Giles Infants school and many others. Just a short walk away are a myriad of independent stores, a large M&S Foodhall, a variety of restaurants and pubs. Ashted Station provides regular rail links into London and the M25 can be accessed at nearby Leatherhead.

welcome to

Berkeley Court, Albert Road, Ashted

- Low Lease - CASH BUYERS ONLY
- First Floor Flat
- Two Double Bedrooms
- Private Garage
- No Onward Chain
- Prime Village Location
- Communal Gardens
- Secure Entry System

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109543](https://www.barnardmarcus.co.uk/Property/EPS109543)



Property Ref:
EPS109543 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre,
EPSOM, Surrey, KT19 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)