



## 1 Albert Road Ashtead

**£239,950**  
Leasehold

\*\*\* OFFERED WITH NO FORWARD CHAIN IS THIS SPACIOUS GARDEN MAISONETTE \*\*\*

This attractive one double bedroom ground floor garden maisonette has just been redecorated with new carpets throughout. It is available with NO CHAIN and a quick sale can be achieved.



The property benefits from a modern kitchen and bathroom, own rear garden, allocated parking space, double glazing and gas central heating. You also have the benefit of your own front door leading into the hallway.

Albert Road is a popular residential road a stones throw from the shops and amenities in Ashtead Village, as is Ashtead mainline station which provides frequent services to Waterloo, Victoria and London Bridge and Guildford and beyond in the other direction.

The property would make an ideal first time purchase or as a buy to let.

- NO FORWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LOUNGE
- KITCHEN
- OWN GARDEN
- PARKING SPACE
- NEAR TO HIGH STREET SHOPS
- REDECORATED
- NEW CARPETS



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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