



**TOP FLOOR APARTMENT PRIVATE**  
**ROOF TERRACE**  
**NEW LEASE - NO GROUND RENT**

**VIDEO ENTRY- LIFTS**  
**20' LIVING ROOM/FITTED KITCHEN**  
**GATE TO ALLOCATED PARKING**

Christies Residential are pleased to offer for sale this immaculate double bedroom top floor apartment with private roof terrace. Situated in the centre of Ashted village in a block with lift service the property benefits from: no onward chain, new lease with 204 years remaining & no ground rent, video entry phone system, 20' open plan living room/fitted kitchen with doors onto private roof terrace, luxury shower room and allocated parking via electronic gates.

**Ashworth House, 9 The Street,  
Ashted, KT21 2AD**

**£279,950**

### **Communal Lobby**

With lift & stairs to upper floors.

### **Shared Entrance Lobby**

Only for flats 14 & 15

### **Entrance Hall**

Via own front door. Laminated flooring. Security entry phone. Open to:

### **Open Plan Living Room/Luxury Fitted Kitchen**

20.4" X 11.4" (6.22m X 3.47m)

Laminated flooring. Two electric heaters. Double glazed windows to side. Range of modern fitted wall & base units with built in 1 & 1/2 stainless steel sink unit. Integrated: electric oven, ceramic hob, fridge/freezer, dishwasher & washer/dryer. Double glazed French doors onto:

### **Private Roof Terrace**

12.6" X 5" (3.84m X 1.52m)

+ Storage area. Paved floor. Glass side offering seclusion.

### **Double Bedroom**

11.4" X 10.6" (3.47m X 3.23m)

Double glazed window. Laminated flooring. Fitted airing cupboard housing water tank. Fitted double wardrobe.

### **Luxury Shower Room**

Fully tiled walls & floor. Matching suite comprising: walk in shower cubicle, vanity unit with wash hand basin & low level WC. Fitted bathroom cabinet with motion-controlled lighting. Heated towel rail. Extractor.

### **Allocated Parking**

Via electronically controlled gates

### **NEW LEASE**

204 years Unexpired

### **GROUND RENT**

Nil

### **SERVICE CHARGE**

£1378.00 Per year

### **Local Authority Mole Valley District Council**

### **Council Tax**

Tax Band C





	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



#### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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