



TOP FLOOR APARTMENT

23' WRAP AROUND ROOF TERRACE

NEW LEASE - NO GROUND RENT

VIDEO ENTRY- LIFTS

21 x 15' ' RECEPTION/ KITCHEN

ALOCATED PARKING

Christies Residential are pleased to offer for sale this immaculate double bedroom top floor apartment with private wrap around 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 206 years remaining & no ground rent, video entry phone system, 21' x 15' open plan living room/fitted kitchen with doors onto roof terrace, luxury shower room and allocated parking via electronic gates.

**Flat 14 Ashworth House, 9 The Street,
Ashted, Surrey, KT21 2AD**

£275,000

Communal Lobby
With lift & stairs to upper floors.

Shared Entrance Lobby
Only for flats 14 & 15

Open Plan Living Room/Luxury Fitted Kitchen
21.4" X 15.3" (6.52m X 4.66m)
Via own front door. Entry phone. Laminated flooring. Two electric heaters. Double glazed window. 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 Wrap Around Roof Terrace
23.11" X 12.4" (7.04m X 3.78m)
Paved floor. Glass side offering seclusion. + Additional terrace outside bedroom.

Double Bedroom
11.3" X 10.5" (3.44m X 3.2m)
Double glazed window. Laminated flooring. Fitted wardrobes to the length of one wall including airing cupboard housing water tank. Double glazed French doors onto wrap around balcony.



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

TENURE
Leasehold

LEASE
206 years Unexpired

GROUND RENT
Nil

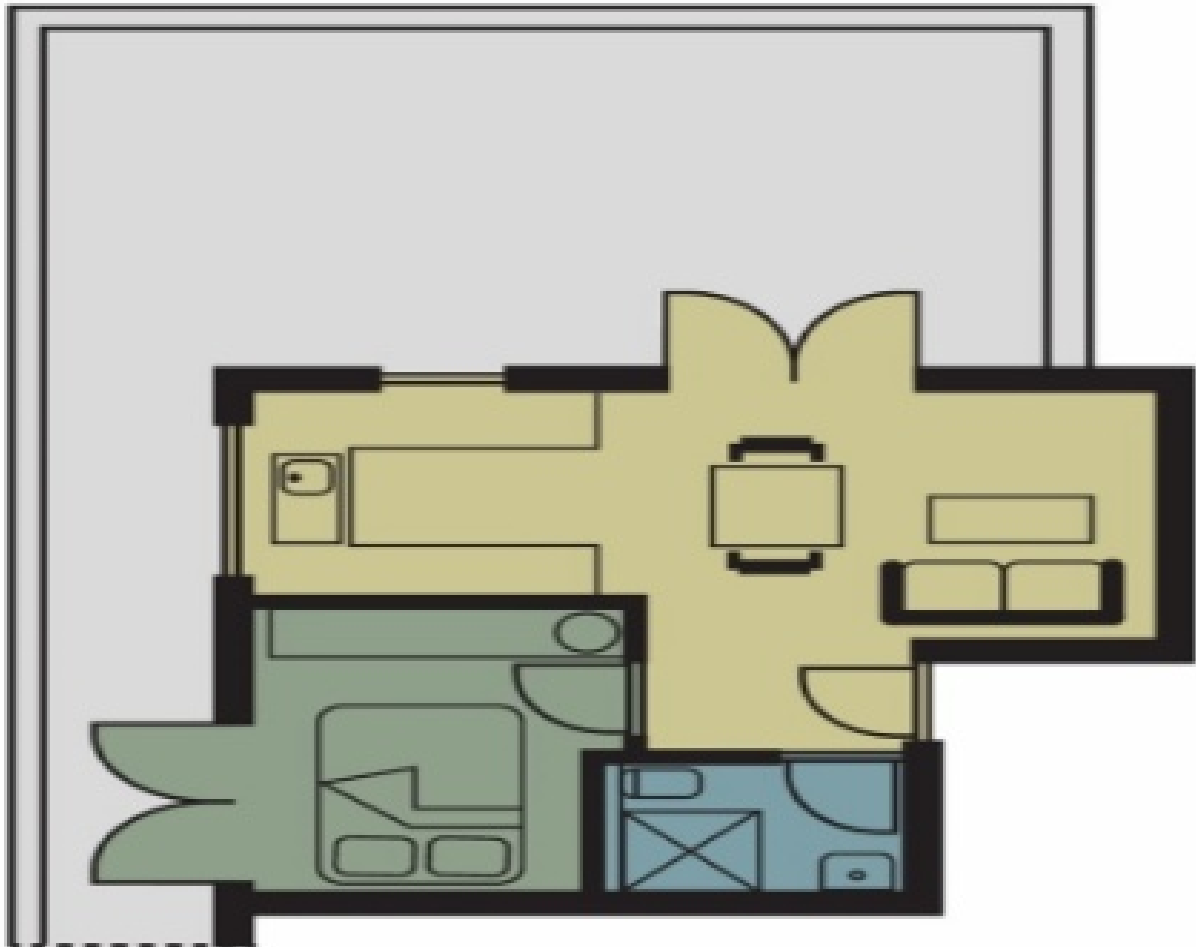
SERVICE CHARGE
£1230.00 Per year (Approx)

Local Authority
Mole Valley

Council Tax
Tax Band C







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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