



Ashley Gardens, Shalford, Surrey, GU4 8JA





First floor retirement apartment
 Vacant possession
 2 double bedrooms (One with en-suite)
 17ft sitting room with Juliet balcony
 Residents parking
 Communal function room and laundry
 On-site manager
 Level walk of Shalford village centre and village green
 Leasehold with 156 year lease remaining. Service charge £4,140pa.
 Council tax D. EPC C.

This first floor 2 bedroom retirement apartment is situated a stone's throw from the centre of the lovely village of Shalford. The apartment is light and spacious and enjoys a delightful outlook from the living room and bedrooms. There is an en suite bathroom to the main bedroom as well as a separate shower room.

Available to the over 60's, there are 19 apartments in total. In addition to the apartment, Ashley Gardens itself provides communal facilities by way of the gardens, a large sitting room used for social gatherings with other residents, a lift and laundry facilities.

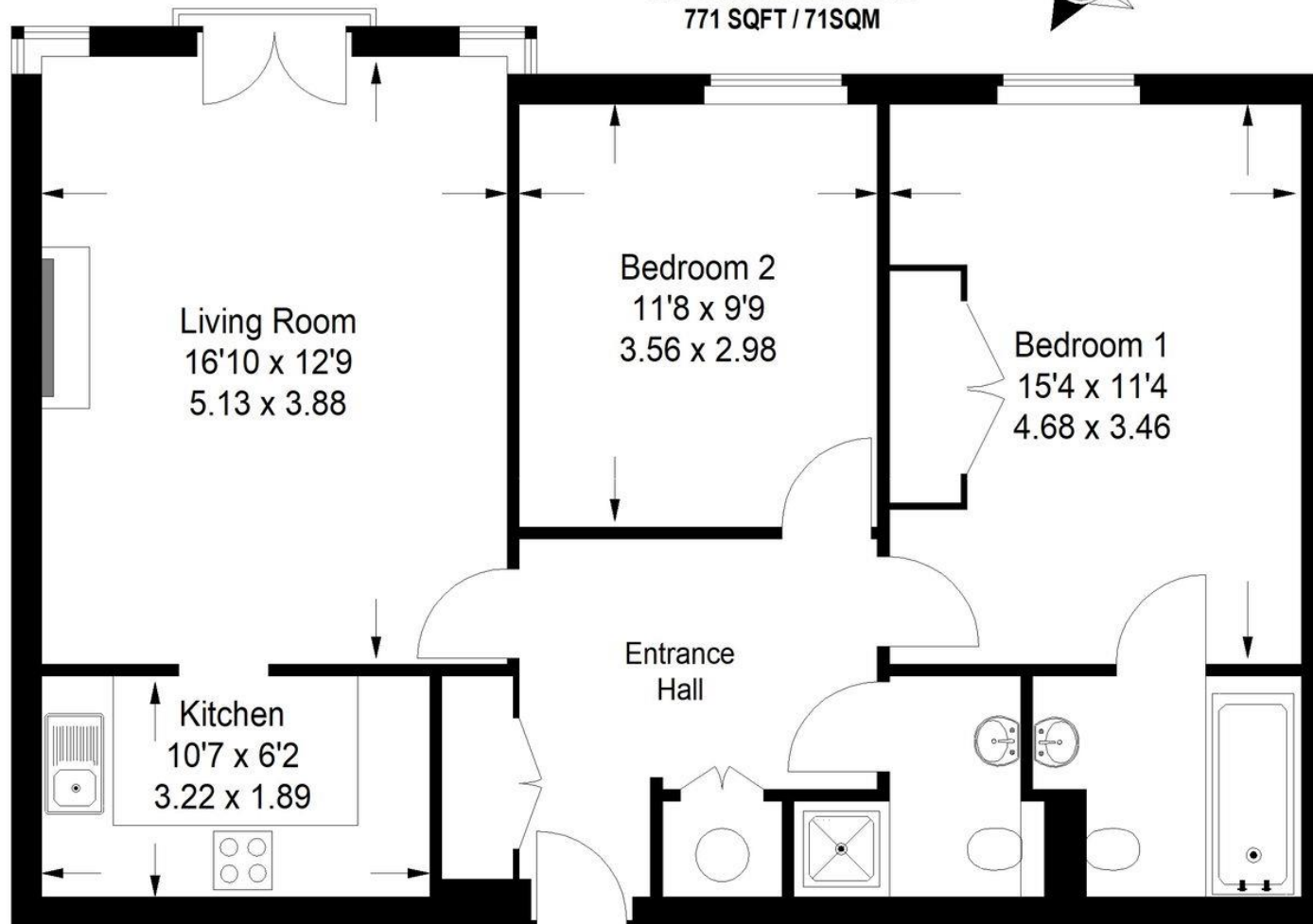
There is a part time manager on site responsible for the management of the estate and support is provided in each apartment via an alarm monitoring centre 365 days a year.

Shalford is a delightful village, accessed via a footpath, with a station, bus service and a wide range of shops including The Snooty Fox Cafe. The village is surrounded by glorious countryside and is only about 2 miles from Guildford.



Ashley Gardens, Shalford

APPROX. GROSS
INTERNAL FLOOR AREA
771 SQFT / 71SQM



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

