



10 Ashley Gardens, Shalford, Surrey, GU4 8JA





Two-bedroom, first floor apartment

Lift

Living room

Two bathrooms

Central village location

Annual Service Charge: £4026.66 - reviewed annually

Leasehold 156 years

Council tax band D. EPC C.

A spacious two-bedroom apartment providing independent living accommodation for the over 60's in the heart of Shalford.

An excellent opportunity for those aged 60 and over, this two-bedroom, two-bathroom first-floor apartment is ideally located just a short stroll from Shalford village centre. Offering secure and convenient living, the property benefits from well-maintained communal gardens and a range of additional local amenities nearby and in the village hall next door.

A security entry system leads into a spacious communal entrance hall, where both a lift and stairs provide access to the first floor. Upon entering the apartment, you are welcomed by a generously sized hallway with a large double storage cupboard and a hatch to a partially boarded loft space, offering valuable extra storage. A double aspect living/dining room enjoys a feature fireplace, ample natural light, and a Juliet balcony. An archway leads to the modern kitchen, which features a range of fitted units and space for a slimline dishwasher, if required.

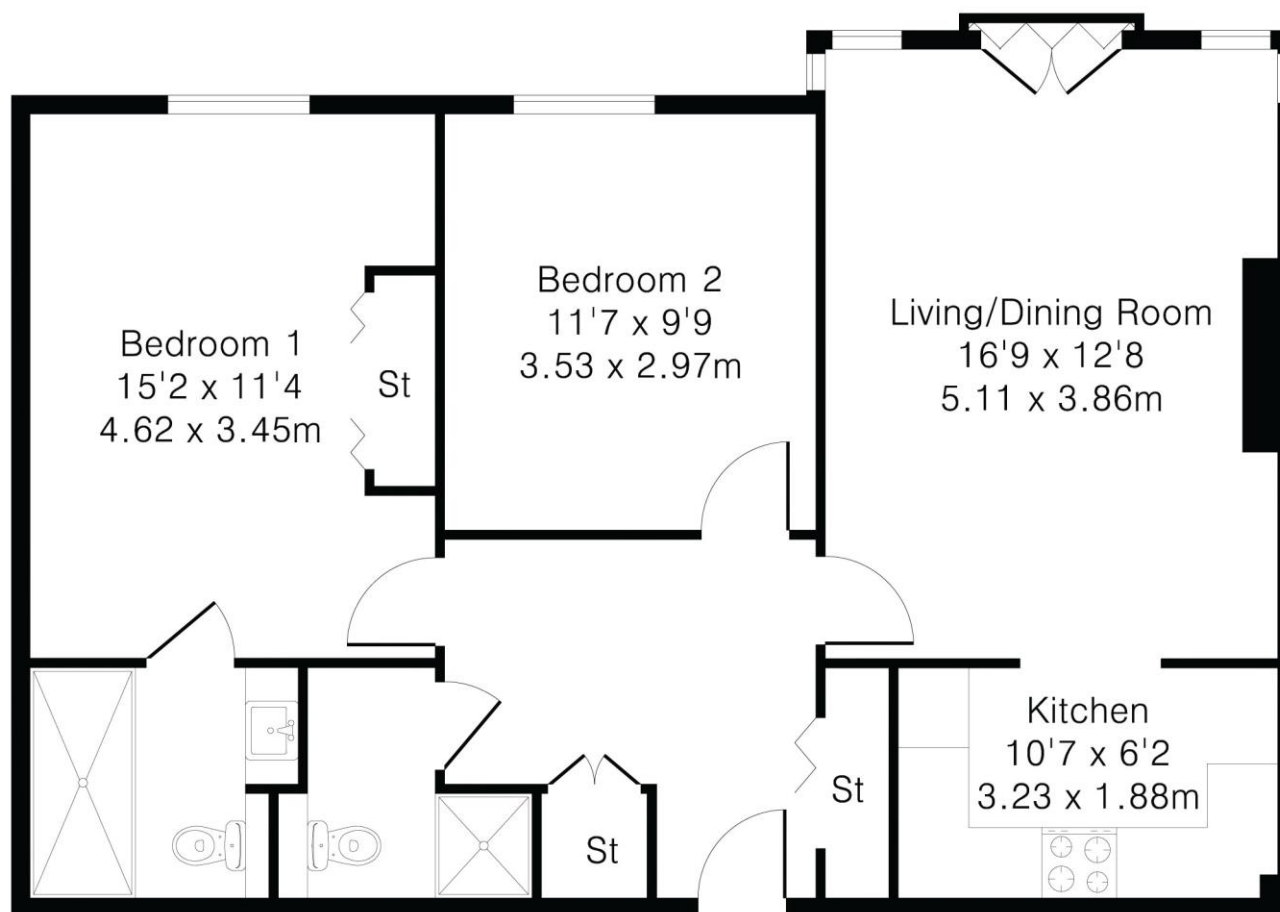
The spacious master bedroom benefits from built-in wardrobes and an en-suite bathroom with a large walk-in shower, WC, and wash hand basin. A generous second bedroom is served by a separate shower room.

Additional features & community benefits include beautiful communal gardens for residents to enjoy as well as the lake next door, private parking for residents and visitors, access to a communal lounge with weekly coffee mornings for residents and a laundry room, fostering a welcoming and sociable community. There is a part time manager on site and 24-hour support is provided via a Careline alarm system 365 days a year.

Ashley Gardens presents a wonderful opportunity for those looking to downsize or have a low-maintenance village base, perhaps while spending part of the year abroad. Viewing is highly recommended.

The extremely pretty village of Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, two pubs, coffee shop, tennis and cricket club. There is an excellent selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities. Guildford is approximately two miles away and has an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford main-line station provides a fast and regular service to London Waterloo in approximately 35 minutes. There is a good road network and the A3 gives access to London, the M25 and the national motorway network, Heathrow and Gatwick.





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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.

