



## 4 Ashwood Court Highgate Road, Forest Row

Offers in Region of £288,000

**MANSELL  
McTAGGART**  
Trusted since 1947



# 4 Ashwood Court Highgate Road

Forest Row, RH18 5BT

OFFERS IN THE REGION OF £300,000 Leasehold

A rarely available one bedroom ground floor apartment within the prestigious development of Ashdown Court, a semi-rural setting, perfectly placed with access to The Royal Ashdown Golf Course and the Forest itself offering many walks, riding with permit and beautiful scenery.

Main entrance with security entry phone, the communal entrance hall boasts a stunning octagonal glass atrium: designed to maximise the interior light and create an impressive central feature within the building.

Entrance Hall with storage cupboard. Lounge/dining room, rear aspect with far reaching views, double glazed window and opening doors to the modern fitted kitchen professionally designed by the Royal Warrant holders Stoneham Kitchens and are complete with integrated appliances, granite worktops and under unit lighting.

Bedroom with built in wardrobe and double glazed patio doors with Juliette balcony. Modern bathroom equipped with classic white sanitaryware, and the large shower, part tiled walls.

Gated under croft parking space

Stairs or lift to all floors.

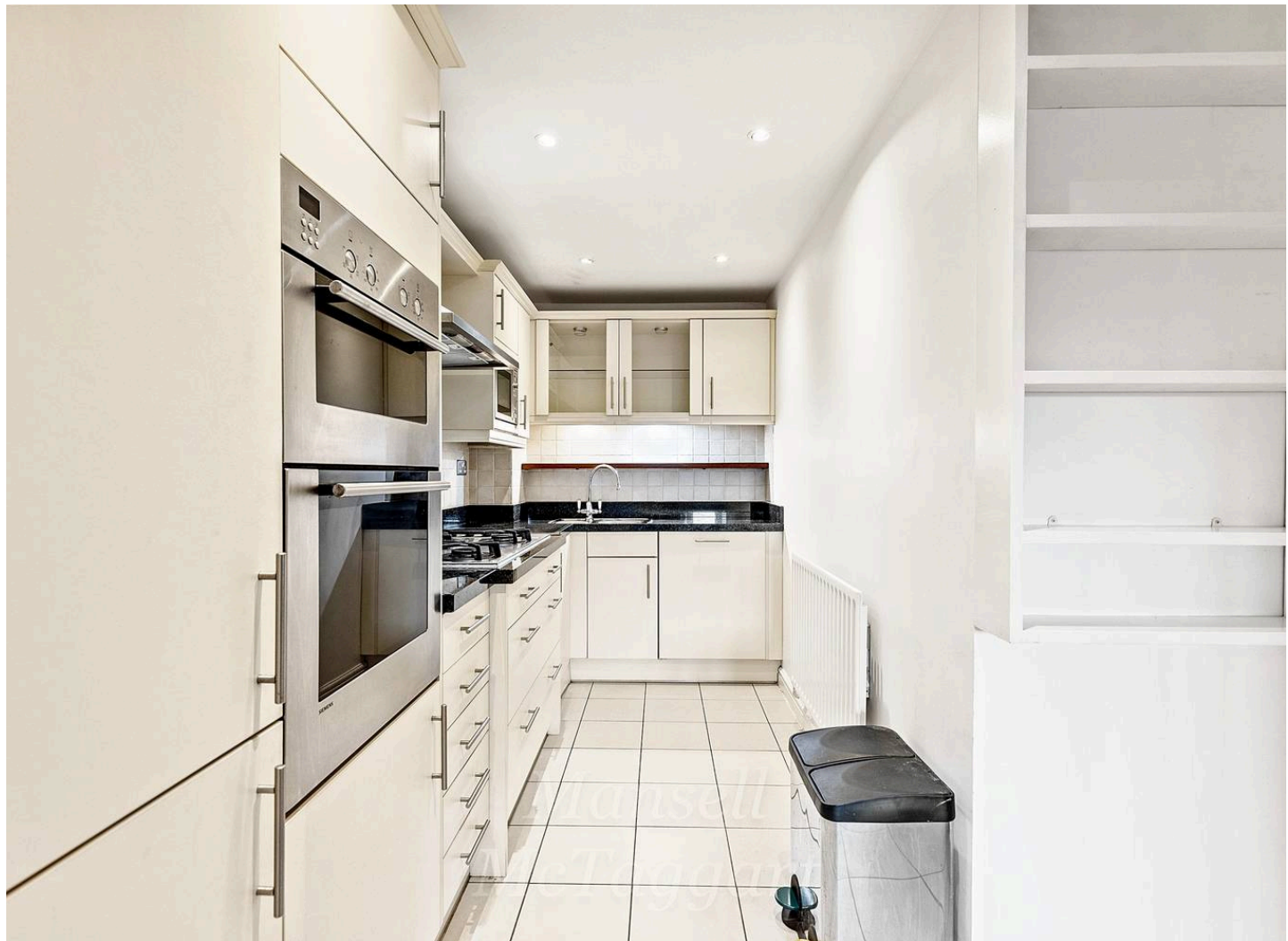
Gas fired central heating to radiator.

Communal gardens, laid to lawn with flowers and shrub borders.

Offered for sale with vacant possession.

Council Tax band: D Tenure: Leasehold 103 yrs remaining

- GROUND FLOOR APARTMENT
- MASTER BEDROOM, WARDROBES AND JULIETTE





## 4 Ashwood Court Highgate Road

Forest Row, Forest Row

A rarely available one bedroom ground floor apartment within the prestigious development of Ashdown Court. Master bedroom with built in wardrobes. modern bathroom suite, lounge/dining. Vacant possession

Council Tax band: D

Tenure: Leasehold

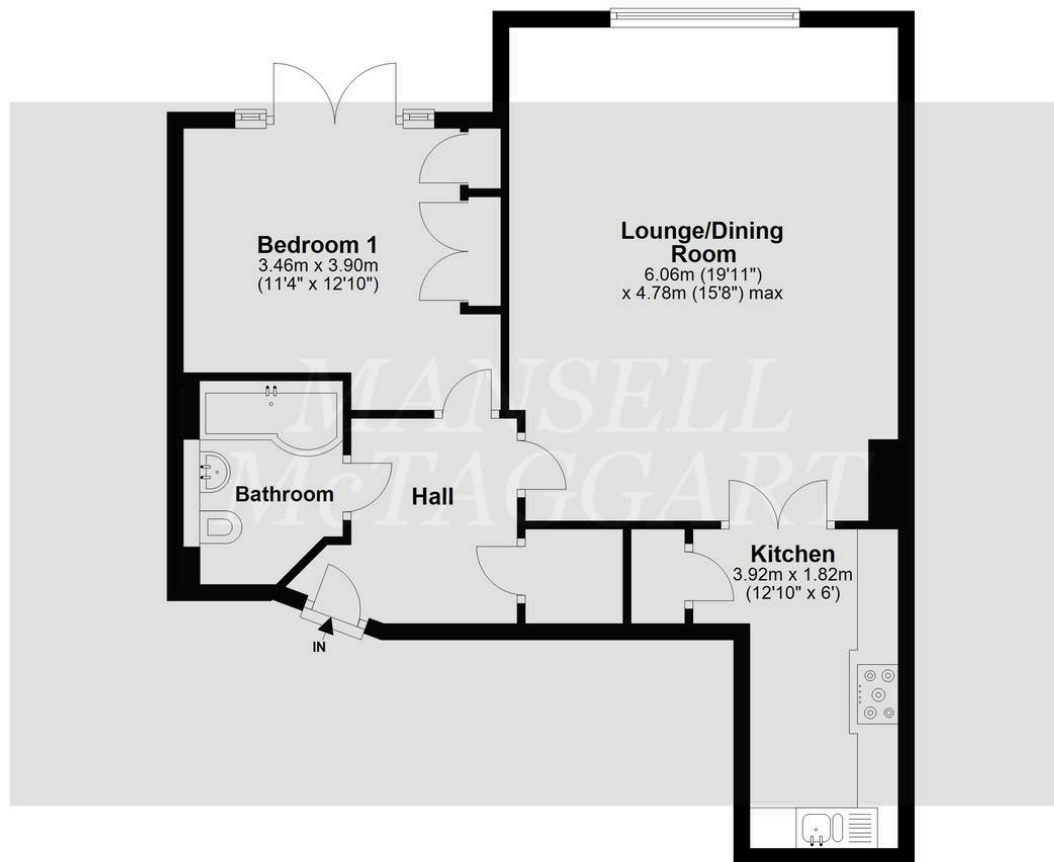
- GROUND FLOOR APARTMENT
- MASTER BEDROOM WITH DOUBLE GLAZED OPENING DOORS
- BUILT IN WARDROBES TO THE MASTER BEDROOM
- MODERN BATHROOM SUITE WITH BATH AND SHOWER
- SEMI RURAL SETTING ON THE EDGE OF THE GOLF COURSE
- PRESTIGIOUS ASHDOWN COURT DEVELOPMENT
- UNDERCROFT PARKING
- GAS CENTRAL HEATING
- OFFERED WITH VACANT POSSESSION

Vehicular access is off Highgate Road and through security gates to the underground parking area which also includes storage for each apartment.



### Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



Total area: approx. 63.5 sq. metres (683.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

## Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road – RH18 5HE

01342 826682

[fr@mansellmctaggart.co.uk](mailto:fr@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/forestrow/](http://www.mansellmctaggart.co.uk/branch/forestrow/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.