

10 Broadmead, Ashtead, Surrey, KT21 1RT

Guide Price £299,950









- RARELY AVAILABLE BUNGALOW
- POPULAR RETIREMENT DEVELOPMENT
- OPEN PLAN LIVING/DINING ROOM
- DOUBLE ASPECT FITTED KITCHEN
- DOORS ON TO PATIO AREA
- ATTRACTIVE SETTING
- WALK TO SHOPS & VILLAGE AMENITIES
- 2 BED OR 2 RECEPTIONS ROOMS!
- BATHROOM
- GARAGE

Description

Located in a highly regarded age restricted development for the over 55's, this semi-detached bungalow enjoys a patio area and communal grounds to the rear. This home is offered with no on-going chain and benefits from a garage.

The enclosed porch and front door leads to an open plan living/dining room featuring electric fireplace with tasteful surround and a window with deep display windowsill. An inner hall offers both a store cupboard, a cupboard housing a hot water cylinder and access to the loft storage with access ladder. The main bedroom provides fitted wardrobes and has a delightful outlook over the rear patio and communal grounds. Bedroom/reception two could be used as a bedroom, study or dining room depending on preference and sliding patio doors lead to the patio area and grounds. The property is served by a well presented bathroom. The kitchen enjoys a double aspect and comprises a range of wall and base units with complementary worksurfaces over. Appliances include a integrated dishwasher, washing machine, eye level oven and a built in storage cupboard housing the boiler.

Outside, the property benefits from exclusive use of a patio area accessed directly from the second bedroom as well as enjoyment of the landscaped communal grounds. Further features include a garage, communal laundry facilities and a useful visitors apartment available to rent at a competitive nightly rate.

Please note, there is an 'exit fee' at this development. The sinking fund calculation is 1% of the purchase price multiplied by the number of years and full months in ownership. This amount is collected on completion of the sale.

Situation

Broadmead, located off a private road called The Marld, is a purpose-built development managed on the residents' behalf by Anchor Homes. At Broadmead you can live your life to the full, secure in the knowledge that there is an estate manager and pull cord assistance for support if desired.

The property is less than half a mile (0.4 miles) from Ashtead Village with it's wide variety of independent local shops including butchers, greengrocers, bakeries and a post office. Conveniently a Marks and Spencer Foodhall is now open within the Village which complement other well stocked mini supermarkets.

Local bus routes provide access to Towns further afield such as Epsom, Guildford, Leatherhead and Dorking. Ashtead's commuter station provides frequent services to a range of London Stations as well as Guildford in the opposite direction.

A choice of recreational pursuits nearby include Ashtead Bowls/Cricket Club and Ashtead Squash/Tennis Club to name but a few.

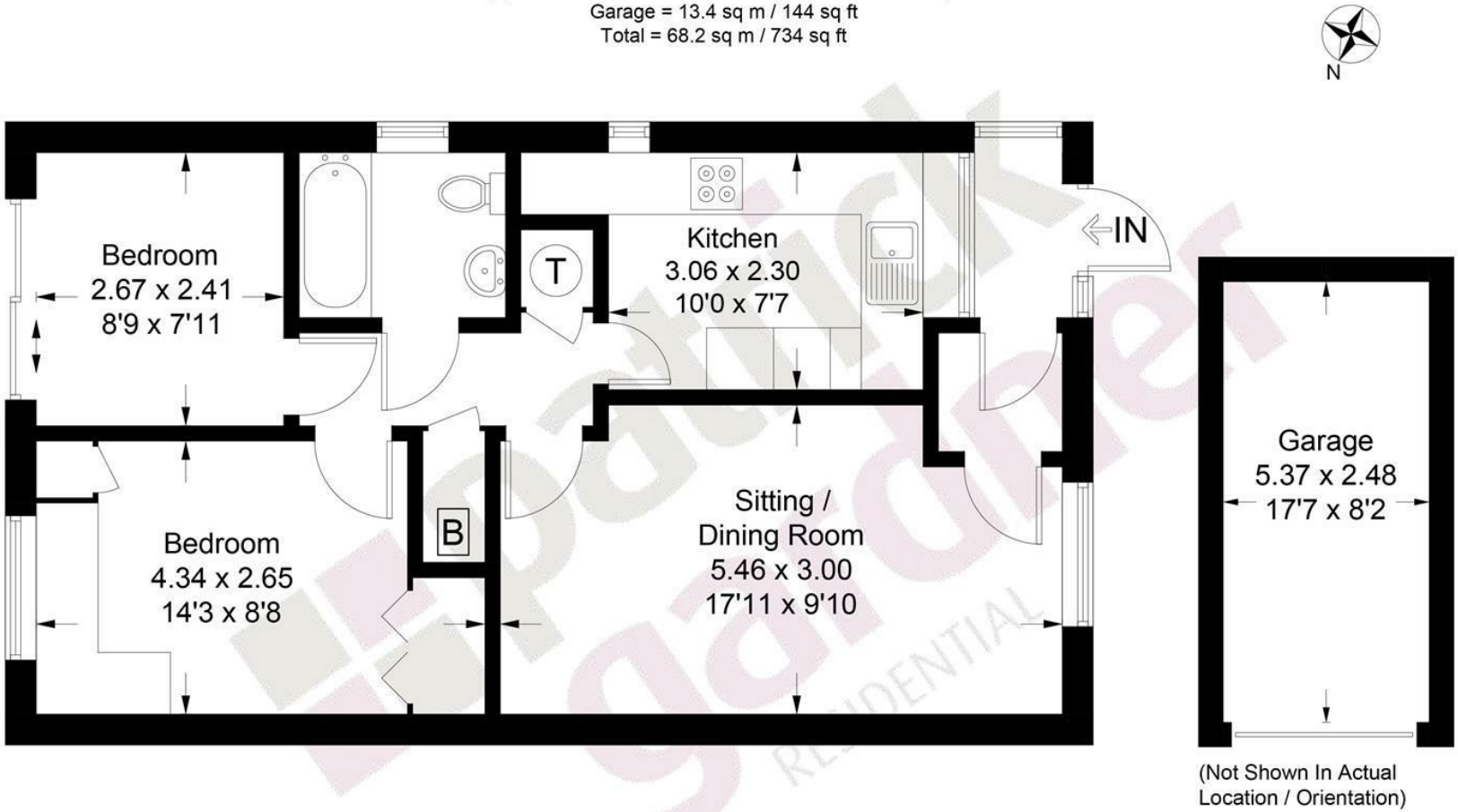
Tenure	Leasehold
EPC	D
Council Tax Band	D
Lease	99 Years from 23/06/2010 however upon completion, a new lease of 999 years from 23/06/2010 will be granted.
Service Charge	£3,361.55 P.A (01/04/25- 31/03/26)
Ground Rent	Peppercorn







Approximate Gross Internal Area = 54.8 sq m / 590 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 68.2 sq m / 734 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1124589)

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