77 The Street, Ashtead, KT21 1AA

Price Guide £289,950

- BEAUTIFULLY PRESENTED APARTMENT
- IDEAL FOR VILLAGE SHOPS & STATION
- FITTED KITCHEN WITH SKY DOME
- 2 BEDROOMS, 1 WITH BUILT IN STORAGE
- ENTRYPHONE SYSTEM & PARKING SPACE
- VIEWS TOWARDS ASHTEAD COMMON
- OPEN PLAN LIVING/DINING ROOM
- MODERN BATHROOM SUITE
- COMMUNAL BIN STORE & STORE AREA
- NEW ROOF FITTED SUMMER 2019

Description

This beautifully presented top floor apartment with entry phone system is well presented throughout to create a modern, relaxing place to call home.

A useful entrance hall provides generous storage and leads in to a bright living/dining room with views toward Ashtead common through a large picture window. The living space is open plan and offers plentiful space for both a relaxed seating area and a family dining table with chairs. A separate fitted kitchen features a good range of wall and base units with ample worktops, leaving space for white goods. Opening skylight domes above provide plenty of natural light and ventilation.

From the living room, an inner hallway, with a handy storage cupboard, leads through to both good size bedrooms; the principal bedroom benefitting from built-in wardrobes. The family bathroom, also with an opening skylight dome, completes the accommodation.

Outside. The access balcony space provides opportunity to sit and enjoy the good weather, however it should be noted this is a shared access route to other homes. An allocated parking space can be found close to the communal entrance door, which has a practical entry phone system. Residents have use of a coded communal bin store & additional coded outside storage space.

Prospective purchasers will be interested to learn that the roof was replaced as recently as summer 2019 and was issued with a 20 year guarantee.

Situation

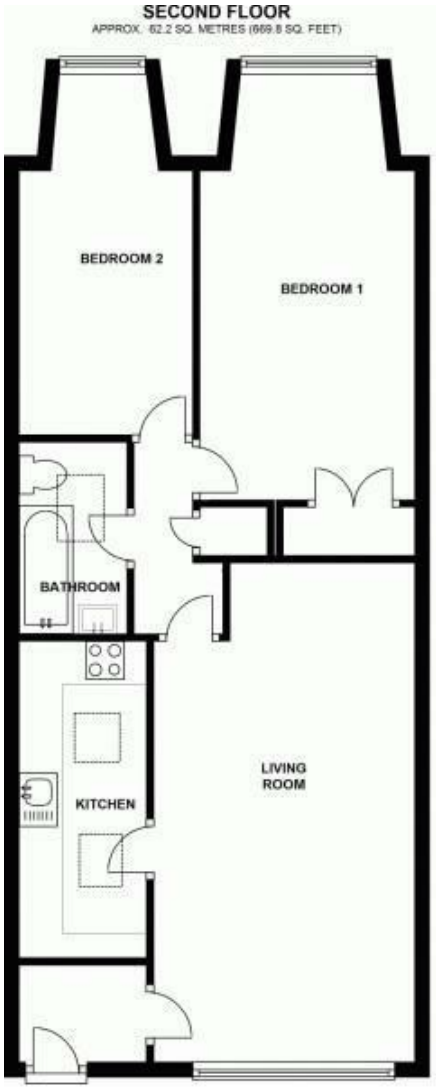
The property is located within easy walk of the village with its excellent local shopping facilities and bus routes.

There are many well considered schools to hand in both the private and state sector including City of London Freemen's School, St Andrew's Catholic Secondary school and St Giles Infant school in nearby Dene Road. Ashtead Station is just under a mile away (0.8 miles) providing fast and frequent services to Waterloo, London Bridge & Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National trust and Green Belt.

There is a choice of recreational pursuits within easy access including tennis, squash and bowls clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom. Walking, road/ off road cycling and equestrian pursuits are popular nearby.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	YEARS REMAINING 108 to 25.12.2135.
Service Charge	£2377.49 for 01.01.2026 - 31.12.2026
Ground Rent	£100 doubling every 25 years, review date 03.10.2038



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