Jackie Quinn
estate agents

19 Greville Court Greville Park Road, Ashtead

Guide Price **£199,999**

This sought after one bedroom GROUND FLOOR RETIREMENT BUNGALOW for the over 55's is situated in the heart of Ashtead Village. The property benefits from a kitchen, bathroom and bright and spacious lounge with doors which open onto the delightful communal gardens. A House Manager is available on site from Monday to Friday between 9am and 5pmand there is also a communal lounge, laundry, guest suite (available for hire by friends and relatives on a daily basis for a nominal fee) and parking. Emergency pull cords and waist-high power points are located in each room.

Ashtead Village and Craddocks Parade in Lower Ashtead offer an excellent range of independent village shops together with high street favourites including an M&S Foodhall. Local amenities include the village library and two doctor's surgeries. A wide range of recreational pursuits are also close by including Ashtead Squash and Tennis Club and Ashtead Cricket and Bowls Club. For those with a love of the outdoors Ashtead Common and nearby countryside offer miles of glorious open landscape, ideal for walking enthusiasts.

Transport links to and from Ashtead are excellent, via road, rail or bus. Ashtead train station provides frequent services to Waterloo, Victoria and London Bridge in approximately 35/40 minutes. Several bus routes operate locally with bus stops within easy reach of the apartment. Junction 9 of the M25 is approximately five minutes away and offers easy access to both London Gatwick and Heathrow airports in around 25/30 minutes.

There is no onward chain associated with the sale of this property.

Other Information

Lease : 99 years from 29th September 1986

Service Charge : £4,090 per annum

Ground rent : £564 per annum

Council Tax band: D

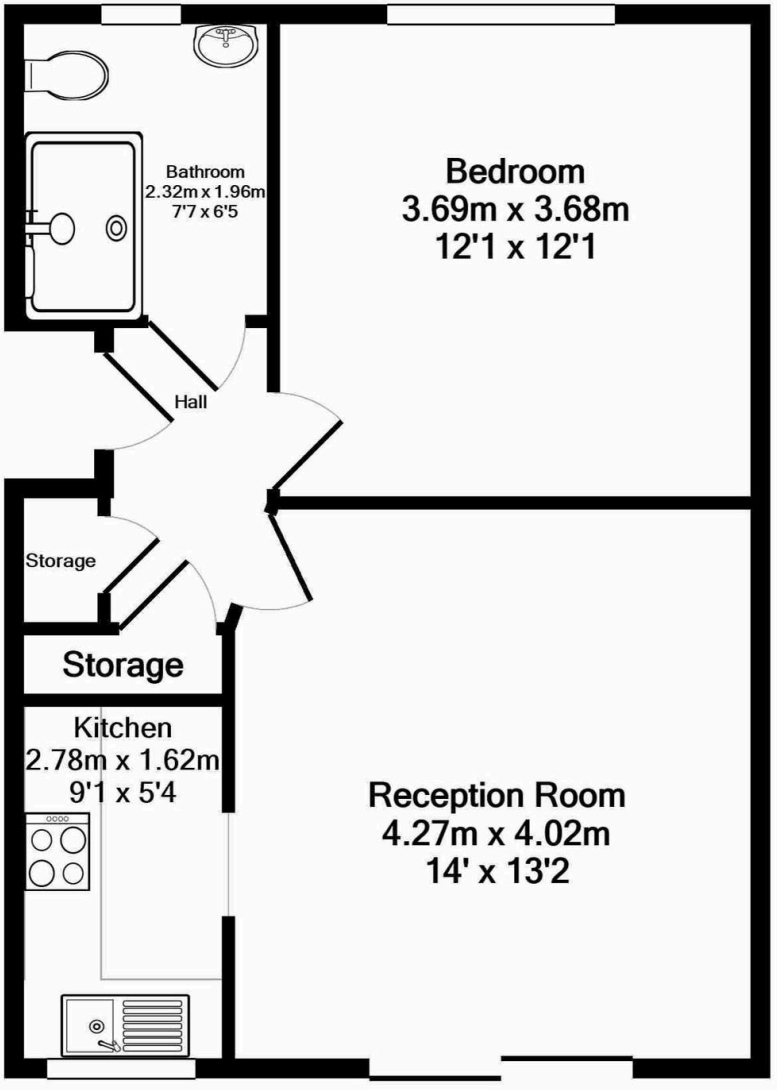
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Surrey Downs

19



Total Approx. Floor Area 44.0 Sq.M. (474 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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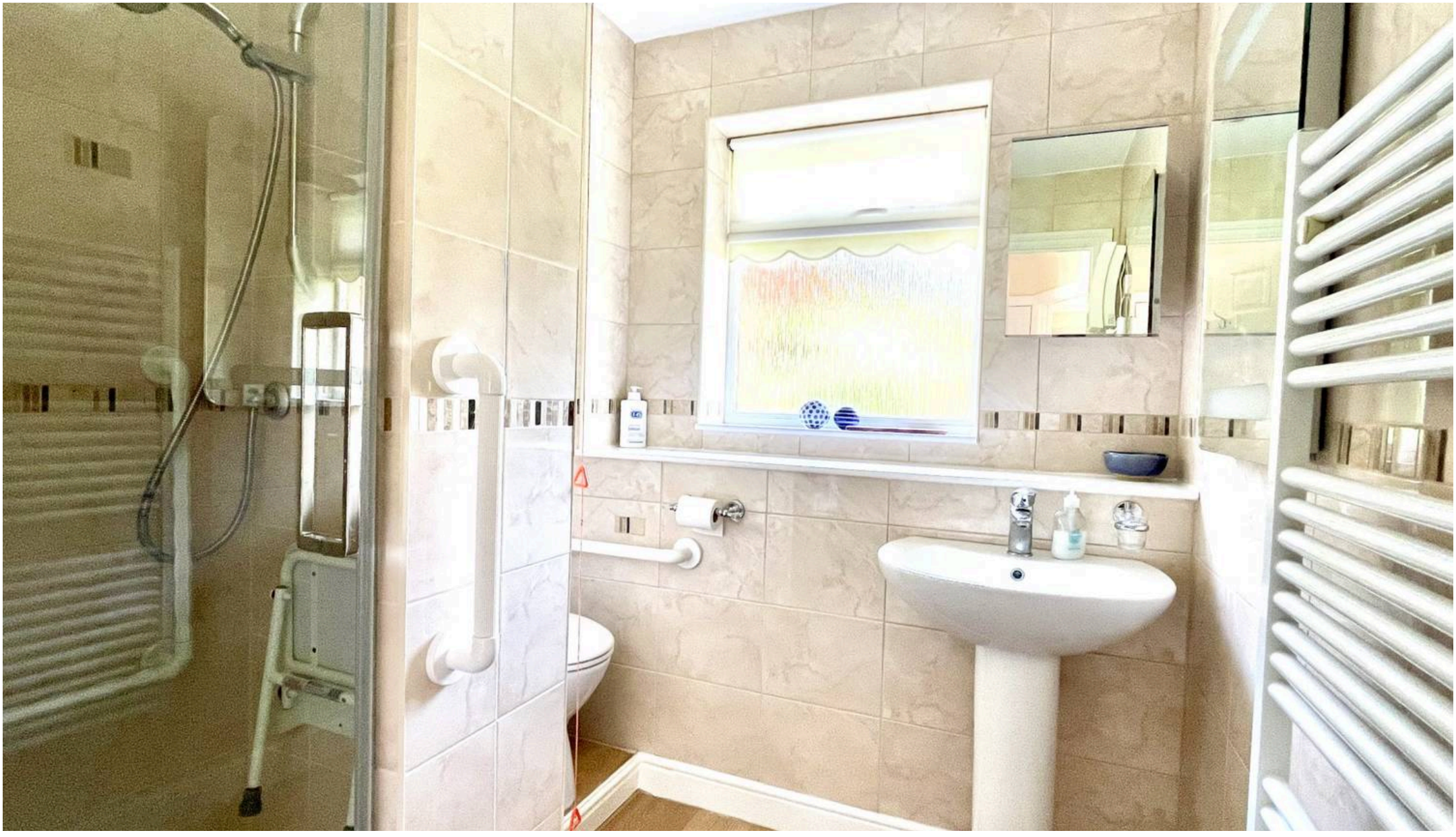

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