20 Warren Court, Leatherhead Road, Ashtead, Surrey, KT21 2AB

Asking Price £325,000

- RARELY AVAILABLE APARTMENT
- RECEPTION ROOM WITH PATIO DOORS
- WHITE BATHROOM SUITE
- COMMUNAL PARKING FACILITIES
- CONCIERGE SERVICE
- DOUBLE LENGTH BALCONY
- DOUBLE BEDROOM WITH PATIO DOORS
- FITTED KITCHEN
- LANDSCAPED COMMUNAL GROUNDS
- NO ON-GOING CHAIN

Description

LUXURY RETIREMENT LIVING - This desirable one bedroom apartment is situated within the sought after Warren Court development, considered by many to be Ashtead's foremost retirement development for the over 65's. The development benefits from a concierge service, plus communal; day room, kitchen, gardens, seating areas, BBQ area and parking, with easy access to local village shops and amenities.

The property boasts an entrance hallway with hall cupboard, leading to an open plan living/dining room with French doors to a private double-length balcony. The fitted kitchen features a range of wall and base units with built-in; hob and extractor, an eye-level oven with microwave over, washing machine/dryer, dishwasher and fridge freezer.

The principal bedroom benefits from built-in part-mirrored wardrobes and double doors opening on to the balcony. The bedroom is served by a bathroom which features a white suite comprising bath with shower attachment, vanity sink and w.c.

Outside, the property is able to enjoy use of the communal gardens which are maintained beautifully along with a patio area to the rear of the building, ideal for socialising in the summer months if desired. There is also a private communal car park for residents use and two communal reception rooms & a kitchenette.

Situation

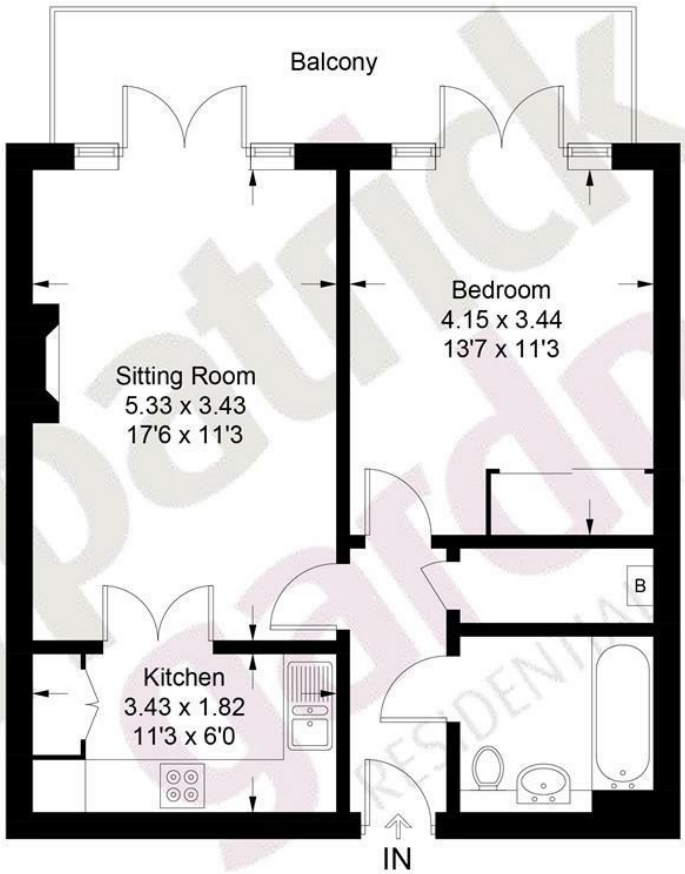
Ashtead village is just 0.36 of a mile away and has all the facilities of a small town, post office, library, doctor's surgery and a private hospital. Independent retailers include bakery's, butchers, a fishmonger, greengrocers, coffee houses, a good selection of restaurants and the much loved Marks and Spencer food hall.

Ashtead's excellent transport connections include trains from Ashtead station with services to London Bridge, Waterloo and Victoria (41mins approx.), Junction 9 of the M25, which provides easy access to the UK motorway network as well as Gatwick and Heathrow Airports.

A choice of recreational pursuits nearby include Ashtead Bowls/Cricket Club, Ashtead squash/tennis Club and the RAC Country Club at Woodcote Park a short distance away. Country walks and pursuits are easily close to hand with Epsom Downs, Box Hill, Norbury Park and Polesden Lacey all within a few minutes' drive.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	125 years from 25/12/2007
Service Charge	Currently £2686.17 per annum
Ground Rent	£200 per annum

Approximate Gross Internal Area = 52.0 sq m / 560 sq ft



First 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. (ID1308969)

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