

Jackie Quinn
estate agents

Flat 7, Hascombe House, 73 The Street, Ashtead

Guide Price **£249,950**

A beautifully presented and spacious second floor penthouse apartment, ideally situated in the heart of Ashtead Village, boasting solid wood flooring, quality solid wood kitchen worktops, a south-facing balcony, dedicated home office space and extensive eaves storage. The accommodation comprises a bright and inviting lounge with an open-plan kitchen/dining area, a generous double bedroom with fitted wardrobes, a luxury bathroom and an allocated parking space.

Offered for sale with no onward chain, this appealing property would make an ideal first-time purchase or an attractive buy-to-let investment. The estimated rental value is in the region of £1,350–£1,400 per calendar month, making it an appealing opportunity for both owner-occupiers and investors alike.

Ashtead Village offers an excellent range of local shops, cafés and amenities, including the popular Marks & Spencer Foodhall, all within easy reach. Ashtead railway station is also conveniently located nearby, providing services to London Waterloo and London Victoria. In addition, bus services to Guildford, Epsom and beyond operate from stops just outside the property, offering excellent transport links for commuters and those travelling locally.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No onward chain
- Beautifully presented, spacious, penthouse apartment
- Open plan kitchen and living room
- South facing balcony
- Dedicated home office space
- Extensive eaves storage



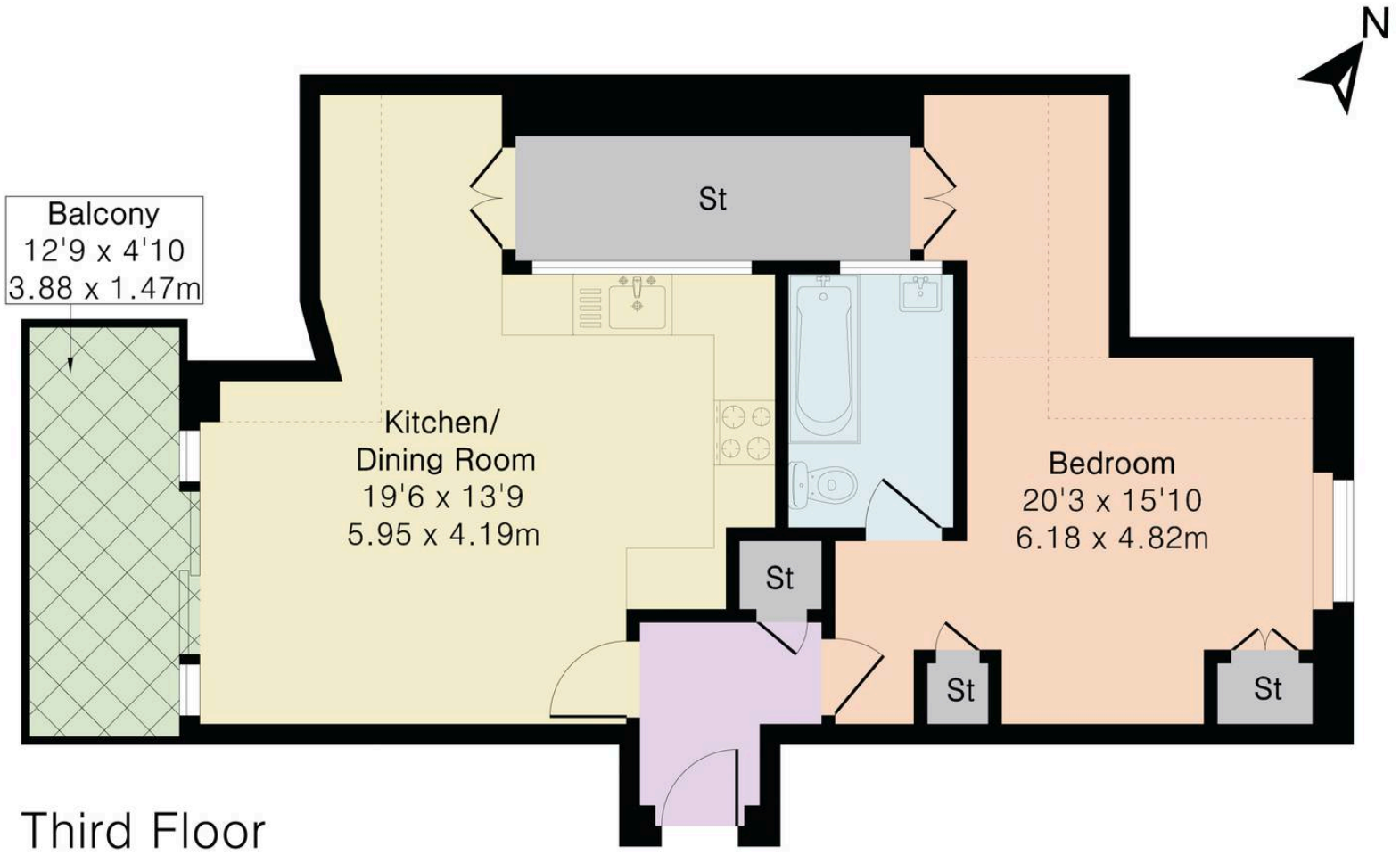

M&S FOODHALL







Approximate Gross Internal Area 655 sq ft - 60.8825 sq m



Third Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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