



7 St James Court Woodfield Close, Ashted, KT21 2RU

Price Guide £280,000



- FIRST FLOOR APARTMENT
- DOUBLE ASPECT LIVING/DINING ROOM
- REFITTED BATHROOM
- ALLOCATED PARKING SPACE
- A WALK FROM ASHTEAD MAINLINE STATION
- DOUBLE BEDROOM
- MODERN KITCHEN
- GOOD LEASE LENGTH
- WALK FROM A RANGE OF POPULAR SHOPS
- REFURBISHED THROUGHOUT

## Description

Patrick Gardner are delighted to offer the opportunity to purchase this beautifully refurbished one-bedroom apartment.

Built in 1984 and situated just a stone's throw away from Ashted Station, local shops, bus route and acres of green belt countryside this property would make an ideal first time buy or investment property.

Accessed via a communal stairwell, this apartment is located on the first floor and offers well-proportioned accommodation throughout. A 16' hallway with a good size storage cupboard off leads to all rooms. A bright living/dining room enjoys a double aspect and plenty of space for a choice of freestanding dining and lounge furniture. The fitted kitchen comprises of a wealth of storage of storage cupboards, with a built in dishwasher, washer dryer, induction hob, oven and extractor fan and space for freestanding fridge/freezer with coordinating natural stone worktops.

The double bedroom offers ample space for freestanding or built-in storage cupboards and is complemented by a stylish bathroom with built in vanity storage as well as an over bath shower.

Outside. The property benefits from an allocated parking space within development as well as on road parking.

## Situation

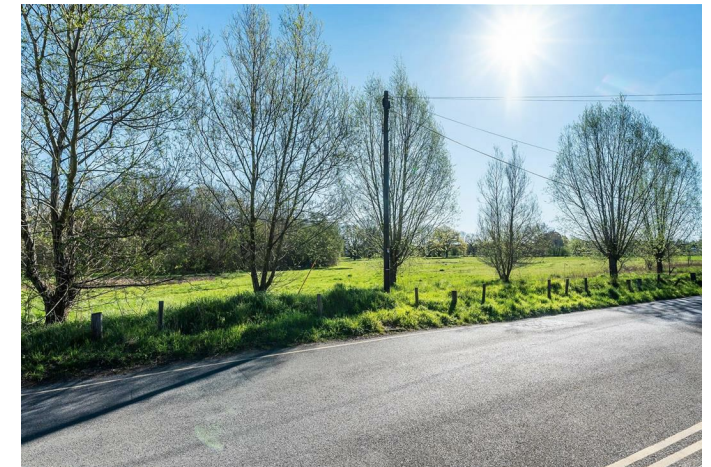
The property is located along an established residential development within 0.4 mile walk of Ashted mainline commuter station and acres of open countryside. A bus route together with excellent local shopping facilities at Craddocks Parade are also within walking distance. Ashted Village shops located throughout the village provide an impressive choice of local shopping.

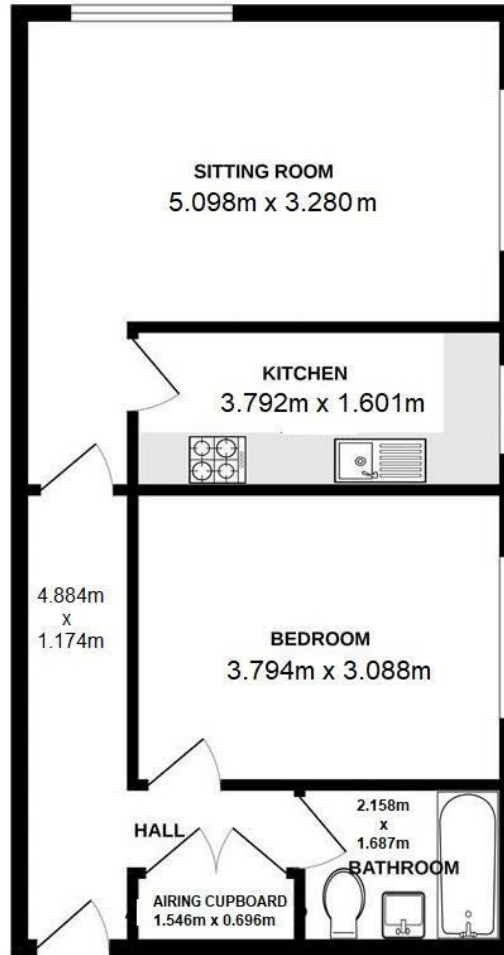
More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant. A choice of bus routes connects to all major Surrey towns. The area abounds in a wealth of unspoilt countryside including the nearby nature reserve at Ashted Common and Ashted Park.

Leisure facilities nearby include the RAC Golf & Country Club, Tyrrells Wood Golf Club in Leatherhead and leisure centres at Fetcham Grove and Rainbow Centre, Epsom. Ashted squash and tennis club is a short walk away.

There is an excellent choice of schools in the area for children of all ages both State and Private. Junction 9 of the M25 is within two miles of Ashted linking Heathrow and Gatwick airports together with the national motorway network.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	150 from 25.03.1984
<b>Service Charge</b>	£80 per year + split ad-hoc charges if needed.
<b>Ground Rent</b>	£90 doubling 50 years after original lease start date.





TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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