

Jackie Quinn
estate agents

Flat 17, Whittaker Court Woodfield, Ashtead

Guide Price £325,000

Situated in a prime location directly overlooking Ashtead Common, with its miles of glorious countryside, and just a stone's throw from the train station is this beautifully presented two bedroom ground floor flat. The property comprises a bright and spacious reception room, contemporary kitchen and bathroom and two bedrooms. Set in well maintained communal grounds, the property has an allocated parking space and benefits from a long lease.

Ideally located for easy access to Ashtead railway station, which offers regular services to London Waterloo and Victoria in approximately 35–40 minutes. A range of local shops, pubs and restaurants are also within easy reach. For those travelling by car, Junction 9 of the M25 is conveniently located nearby, providing easy connections to both Heathrow and Gatwick airports, each approximately 30 minutes away.

An ideal first time buy or investment opportunity (approximate rent achievable £1,450 per calendar month)

Other Information

Leasehold - lease 130 years remaining

Service Charge : £1,200 per annum payable at six monthly intervals (ie £600 per six months)

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

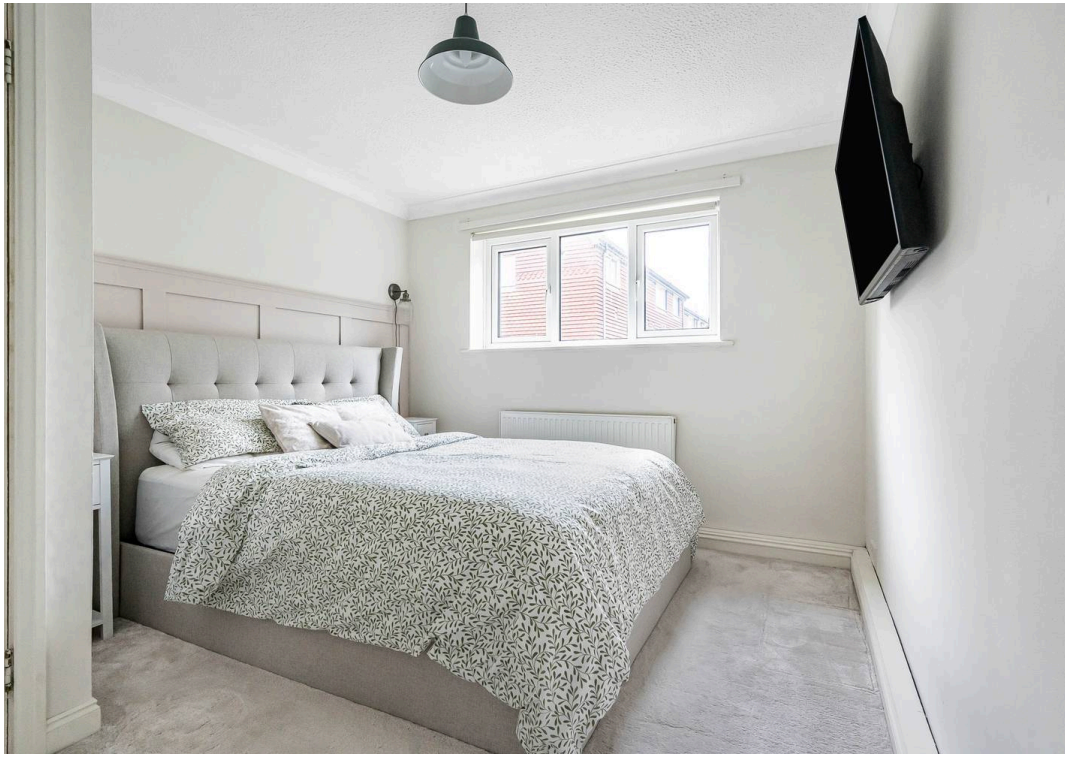
EPC Environmental Impact Rating: B

- Ground floor maisonette
- Directly overlooking Ashtead Common
- Ideal first time buy or investment opportunity
- Easy reach of Ashtead station



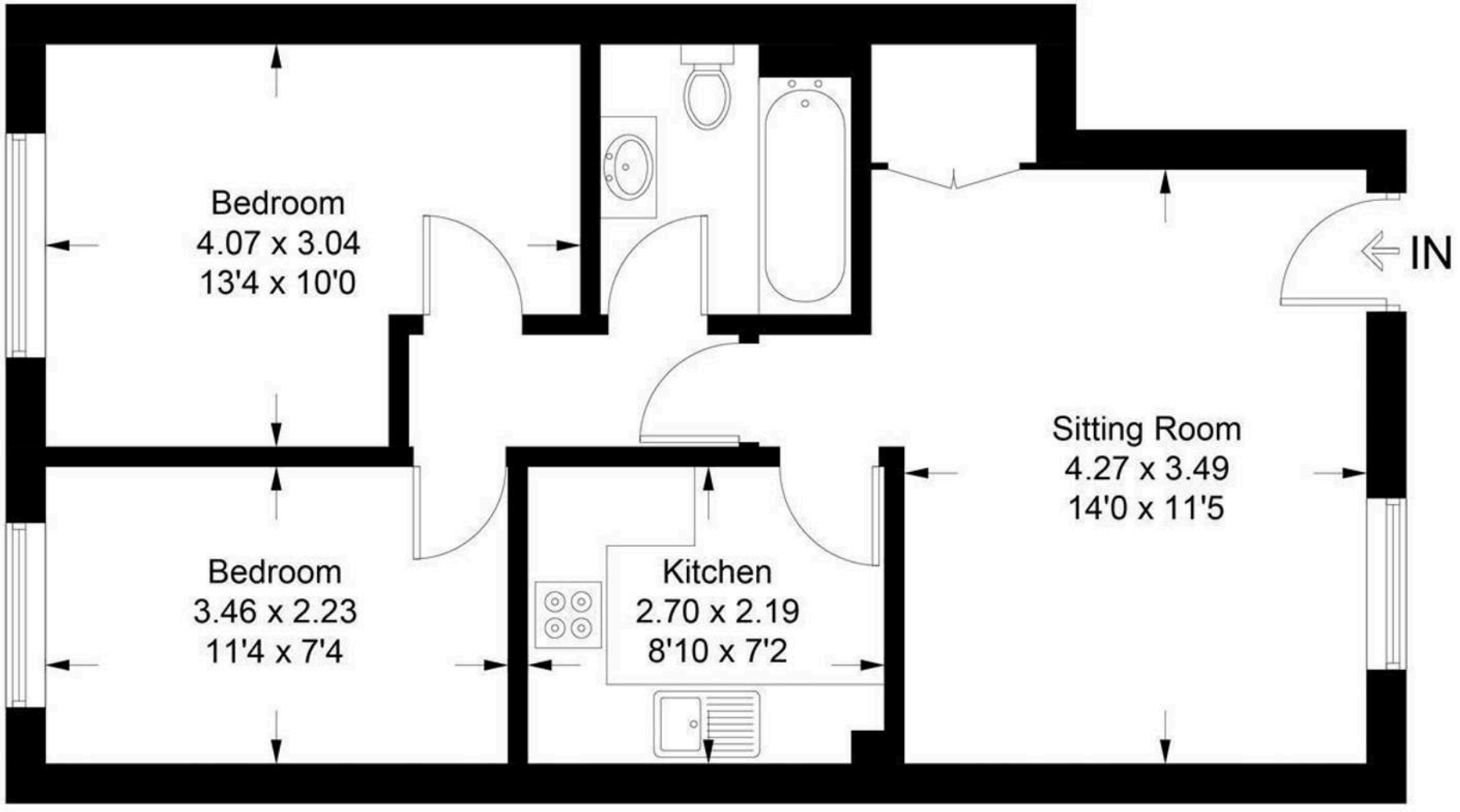






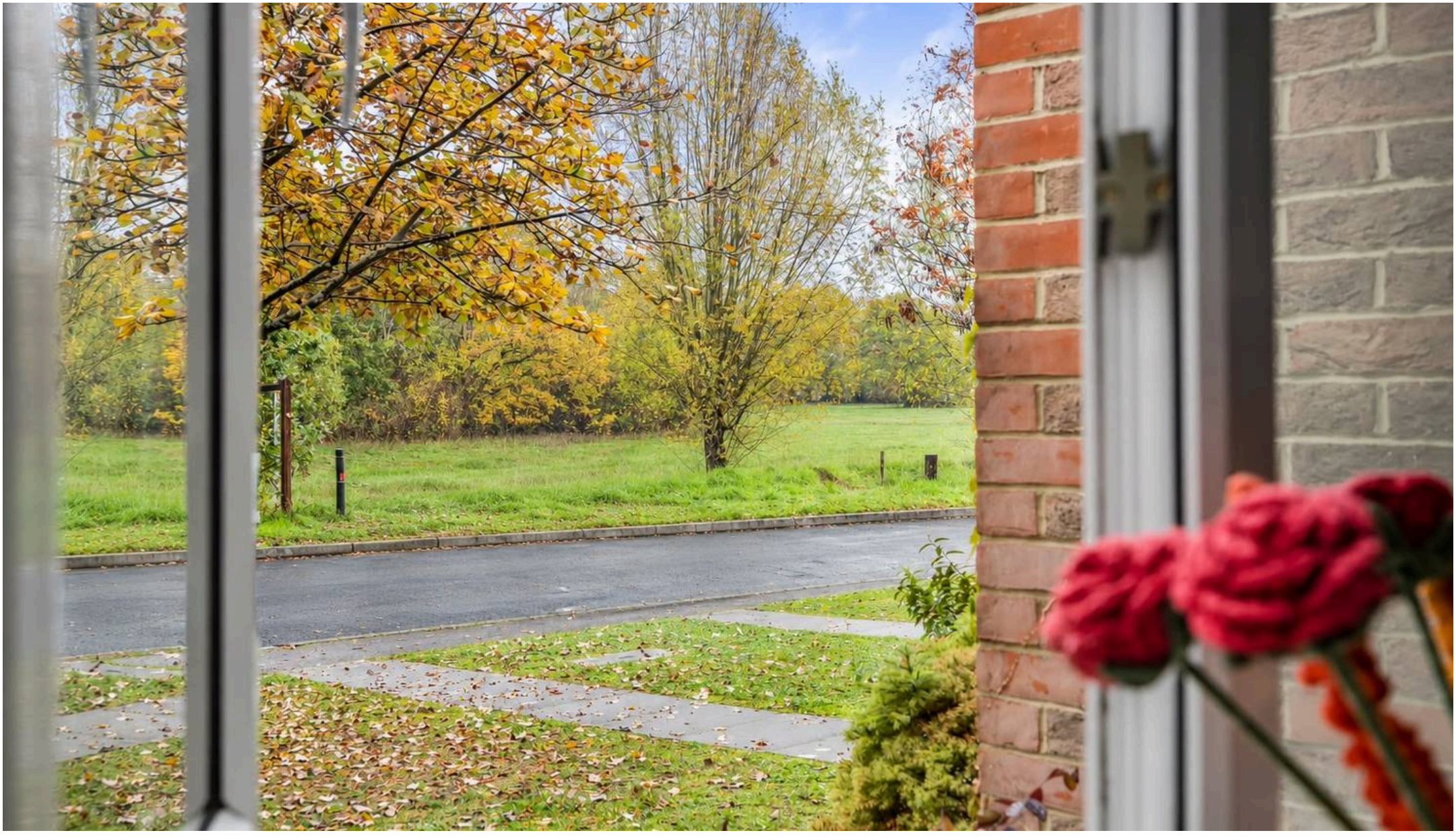


Approximate Gross Internal Area = 52.3 sq m / 563 sq ft



Ground 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.



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