

Flat 3, 127 Barnett Wood Lane, Ashtead, KT21 2LR

Price Guide £365,000









- FIRST FLOOR FLAT
- PERIOD FEATURES
- MODERN BATHROOM SUITE
- WOOD EFFECT FLOORING
- SHARED GARDEN
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- BRIGHT AND AIRY SITTING ROOM
- ALLOCATED PARKING SPACE
- JUST 0.7 MILES TO TRANSPORT LINKS

Description

An inviting entrance hall welcomes you into the property, leading to two well-proportioned double bedrooms, the main benefiting from bespoke built-in wardrobes, along with a modern family bathroom.

The stylish fitted kitchen is equipped with a range of units and comes complete with built-in Bosch appliances, complemented by attractive wood-effect flooring which continues through into the hallway.

The undoubted feature of this home is the wonderful living room, boasting a striking castle turret-style bay window that floods the room with natural light, along with built-in shelving and a charming character fireplace creating a real focal point full of period charm.

Further benefits include gas central heating throughout and an allocated parking space on the shared driveway.

Situation

This flat is located in "Lower Ashtead," close to the local shopping parades on Barnett Wood Lane and Craddocks Parade, which offer everyday shops, cafés, and a pharmacy within walking distance.

Ashtead railway station is a short walk away, with direct South Western Railway trains to London Waterloo roughly every half an hour, taking around 39 minutes. Good road links via the A24 and M25 also connect to Epsom, Leatherhead, and both Gatwick and Heathrow airports.

Ashtead Common (450 acres of woodland) is close by to the north-west, with Ashtead Park (130 acres) a little further east — both offering walking and cycling trails.

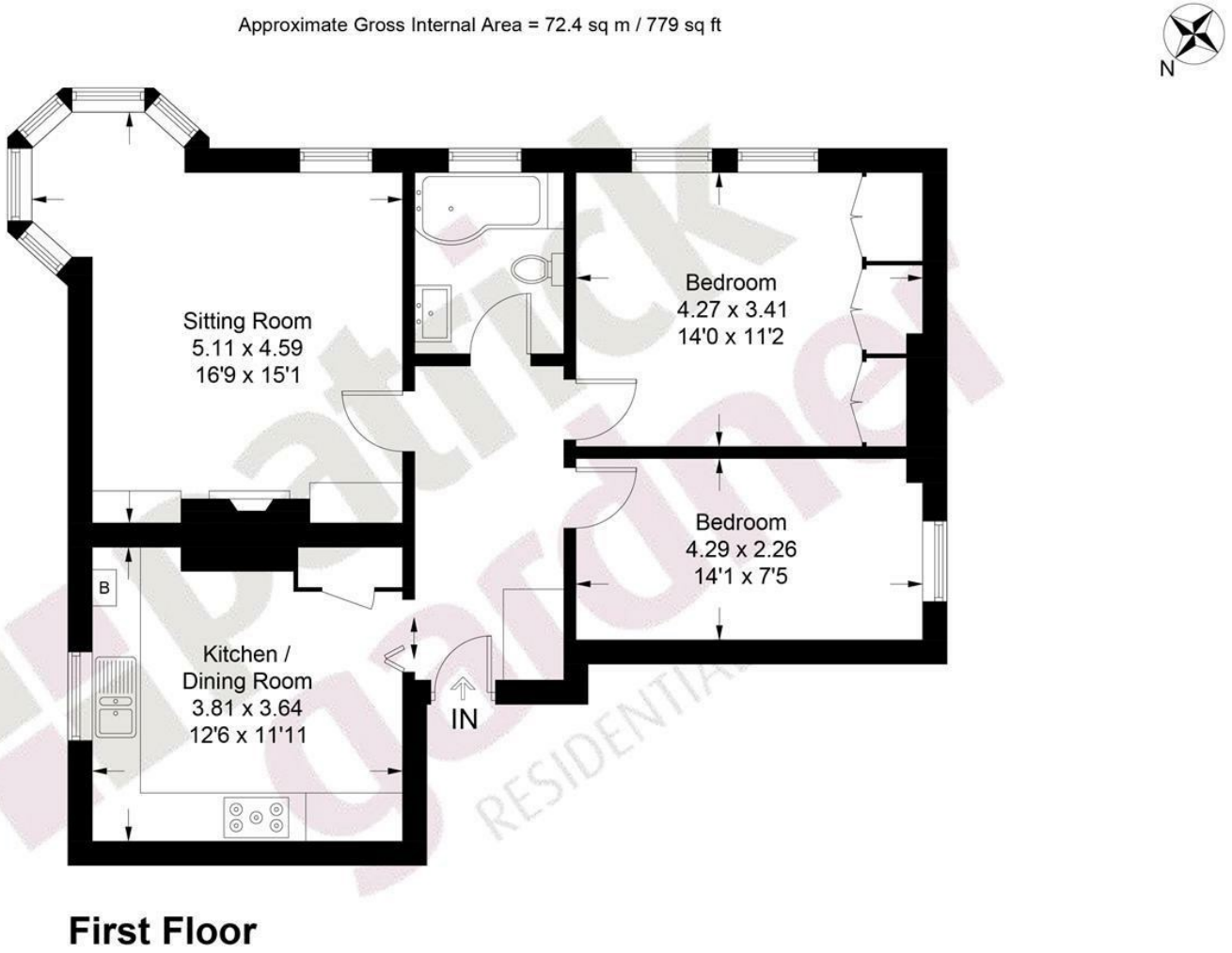
Tenure	Leasehold
EPC	D
Council Tax Band	C
Lease	189 Years from 25/12/1985 (148 years remaining)
Service Charge	£1800 pa
Ground Rent	£130 pa







Approximate Gross Internal Area = 72.4 sq m / 779 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. (ID1329585)

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