



24 Warren Court, Ashfield Close, Ashted, KT21 2AB

Price Guide £460,000



- LUXURY DEVELOPMENT FOR OVER 65'S
- GENEROUS MASTER BEDROOM WITH EN-SUITE
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- USEFUL CONCIERGE SERVICE
- COMMUNAL GROUNDS & PARKING

- APPROX 0.36 MILES TO VILLAGE CENTRE
- SECOND BEDROOM & LUXURY BATHROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- VENDOR SUITED WITH CHAIN-FREE PROPERTY
- LIFT ACCESS TO ALL FLOORS

Description

Patrick Gardner are delighted to offer this beautifully maintained second floor apartment with lift access within easy reach of Ashtead's independent retailers on The Street and good variety of amenities nearby. Warren Court opens in to a welcoming communal reception space with the concierge service desk (open 10-2 Monday to Friday currently), door to elegant lounge, outdoor patio seating and kitchenette for all to use. This leads to an inner foyer where lift access to all floors can be found.

Number 24 is one of the largest apartments within the development offering a generous 893 sq ft of accommodation. A good size reception hall with natural daylight, cloaks cupboard and an airing

cupboard opens onto a spacious open plan living/dining room with dormer window providing ample room for a relaxed seating and dining area. Double doors lead to an ergonomically designed

Walnut finish kitchen with light tunnel and plenty of quartz worktops for preparation, a full complement of integrated appliances including a dishwasher and a range of recently fitted appliances; a Neff Oven, Combi Oven, Hob, Samsung Fridge Freezer and AEG washer/dryer.

The superb principal bedroom benefits from built-in wardrobes and boasts its own ensuite shower with natural light from a light tunnel. Guest bedroom two, also features fitted wardrobes and is served by a luxury family bathroom suite with a further light tunnel.

Carpets have all been replaced and LED lighting installed.

Outside, residents benefit from immaculately maintained and colourful communal grounds with outside seating for sunny days. Secure storage is available along with communal parking for residents and guests.



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 a baker, three butchers, fishmonger, fruit and veg shops, coffee houses, a good selection of restaurants and the recently opened Marks and Spencer food hall.

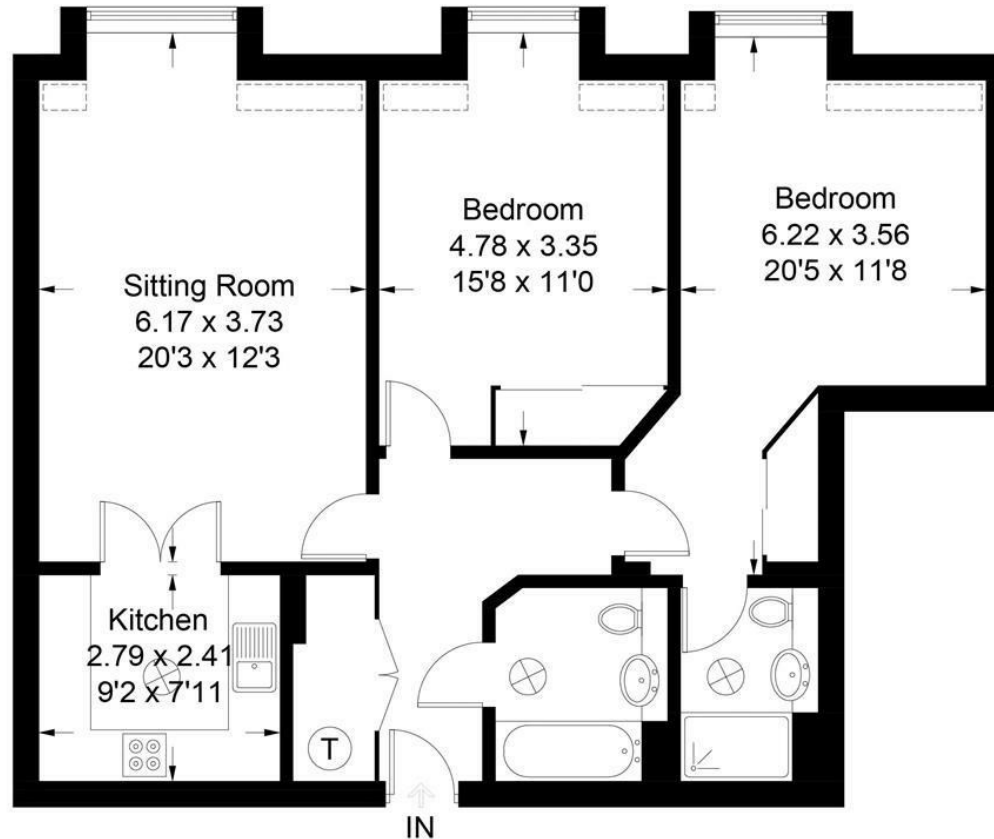
Ashtead's excellent transport connection include trains from Ashtead station with services to London Waterloo and Victoria (41mins approx.) Junction 9 of the M25 provides easy access to the UK motorway network along with Gatwick and Heathrow Airports.

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	C
Council Tax Band	E
Lease	125 Year from December 2007
Service Charge	£3948.28 per annum (half due bi-annually)
Ground Rent	Currently £250 per annum

Approximate Gross Internal Area = 83.1 sq m / 894 sq ft

 = Reduced headroom below 1.5m / 5'0



Second 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. (ID633848)
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