Jackie Quinn
estate agents

10 Greville Court Greville Park Road, Ashtead

Guide Price **£175,000**

A sought after one bedroom GROUND FLOOR RETIREMENT APARTMENT for the over 55's situated in the heart of Ashtead Village. The property benefits from a kitchen, bathroom and a bright and spacious lounge with doors opening onto the delightful communal gardens. A House Manager is available on site from Monday to Friday between 9am and 5pm and there is also a communal lounge, laundry, guest suite (available for hire by friends and relatives on a daily basis for a nominal fee) and parking. Emergency pull cords and waist-high power points are located in each room.

Ashtead Village and Craddocks Parade in Lower Ashtead offer an excellent range of independent village shops together with high street favourites including an M&S Foodhall. Local amenities include the village library and two doctor's surgeries. A wide range of recreational pursuits are also close by including Ashtead Squash and Tennis Club and Ashtead Cricket and Bowls Club. For those with a love of the outdoors Ashtead Common and nearby countryside offer miles of glorious open landscape, ideal for walking enthusiasts.

Transport links to and from Ashtead are excellent, via road, rail or bus. Ashtead train station provides frequent services to Waterloo, Victoria and London Bridge in approximately 35/40 minutes. Several bus routes operate locally with bus stops within easy reach of the apartment. Junction 9 of the M25 is approximately five minutes away and offers easy access to both London Gatwick and Heathrow airports in around 25/30 minutes.

There is no onward chain associated with the sale of this property.

Other Information

Lease : 99 years from 24th July 1987

Service Charge : Next payment due September 2026 in the sum of £2,612.72 followed by a similar payment in March 2027, then September 2027 and so on.

Ground rent : Paid annually in March each year - £250.56

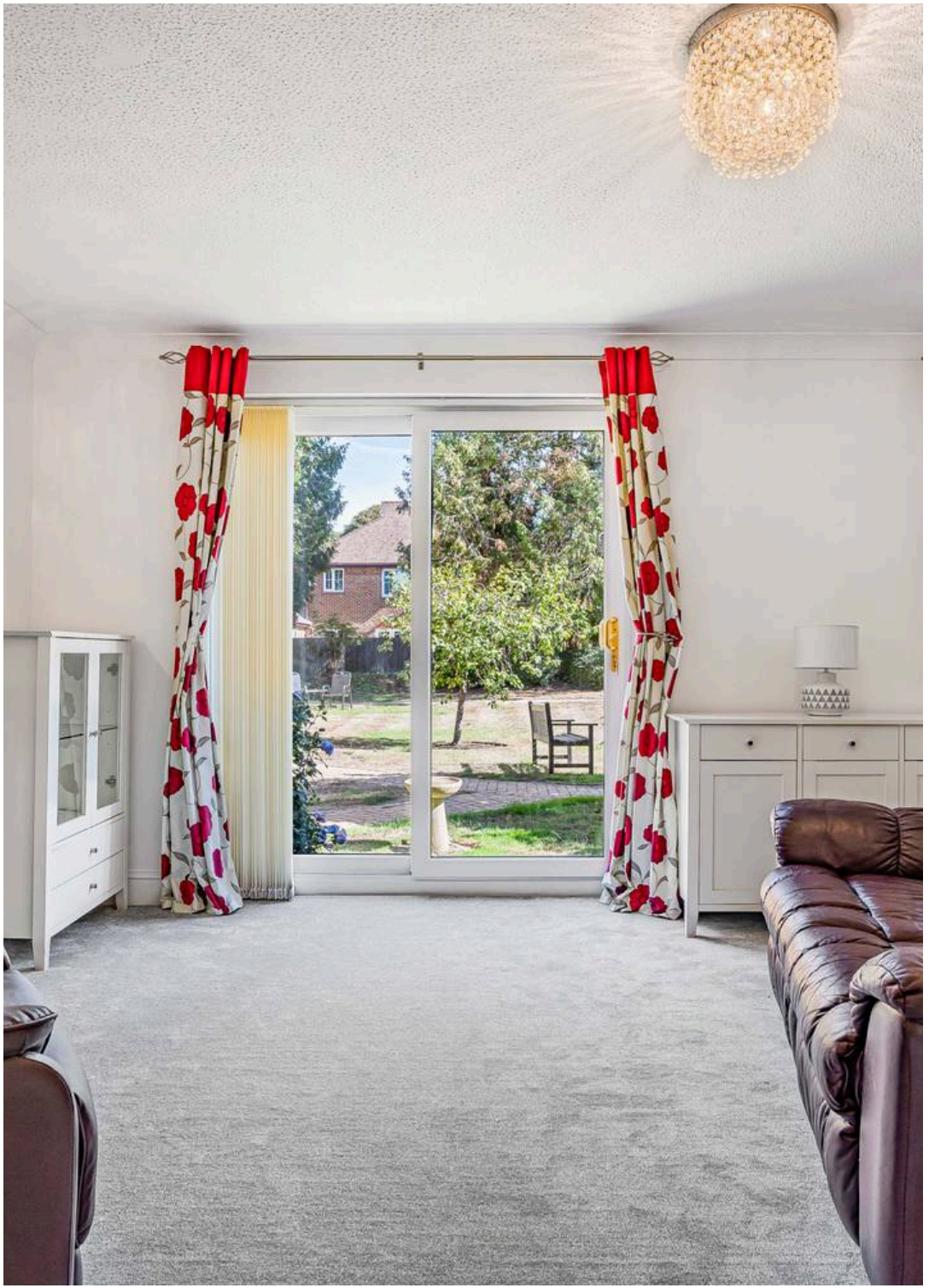
Council Tax band: D

Tenure: Leasehold

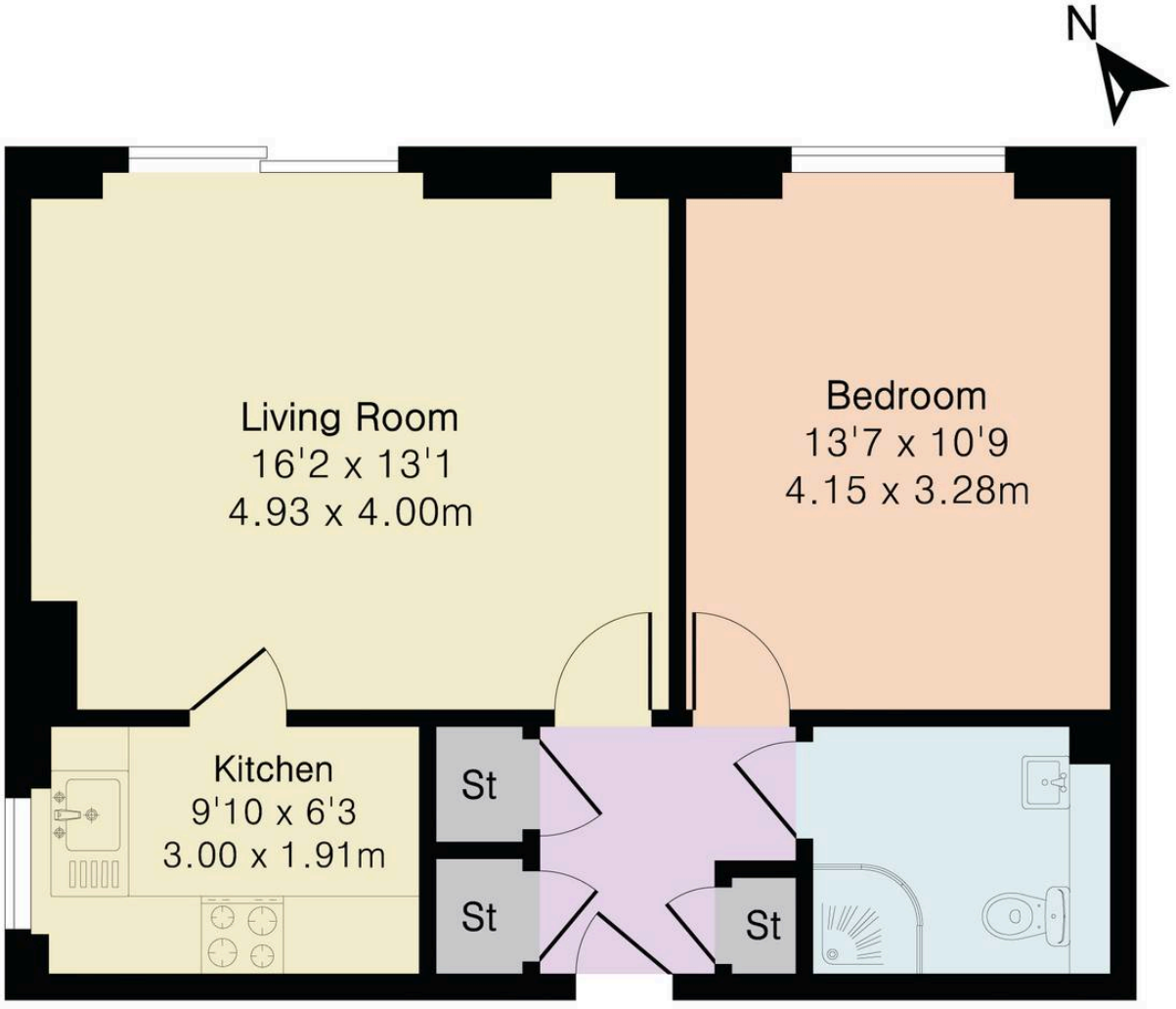
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No onward chain
- Ground floor apartment for those aged 55 and over



Approximate Gross Internal Area 556 sq ft - 51.6246 sq m



Ground 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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