



14 Moat Court, Ashted, KT21 2BL
Guide price £395,000



The Property

This fantastic first-floor maisonette offers an exceptional balance of space, privacy, and convenience. Tucked away in a highly sought-after cul-de-sac, the property features a bright and spacious reception room, a well-equipped kitchen, and a sleek, modern family bathroom. Uniquely for a maisonette, it boasts three genuine double bedrooms, providing excellent flexibility for a home office or guest space. To the rear, the property enjoys lovely, uninterrupted views over Ashted Recreation Ground.

External & Bonus Features

Outside, the property benefits from its own private rear garden, offering a peaceful, detached outdoor space to relax or entertain. A separate garage en-bloc provides secure parking or valuable extra storage. With a long lease (200 years from 1993) and a low ground rent of just £200 per annum, this home offers excellent long-term peace of mind.

The Location

Perfectly positioned for effortless commuting and daily convenience, the property sits within easy walking distance of Ashted train station, which provides direct, regular services to London Waterloo, Victoria, and London Bridge. You are also ideally placed between two vibrant shopping hubs, with the amenities of both Craddocks Parade and Ashted High Street just moments away.

Investment & Buyer Appeal

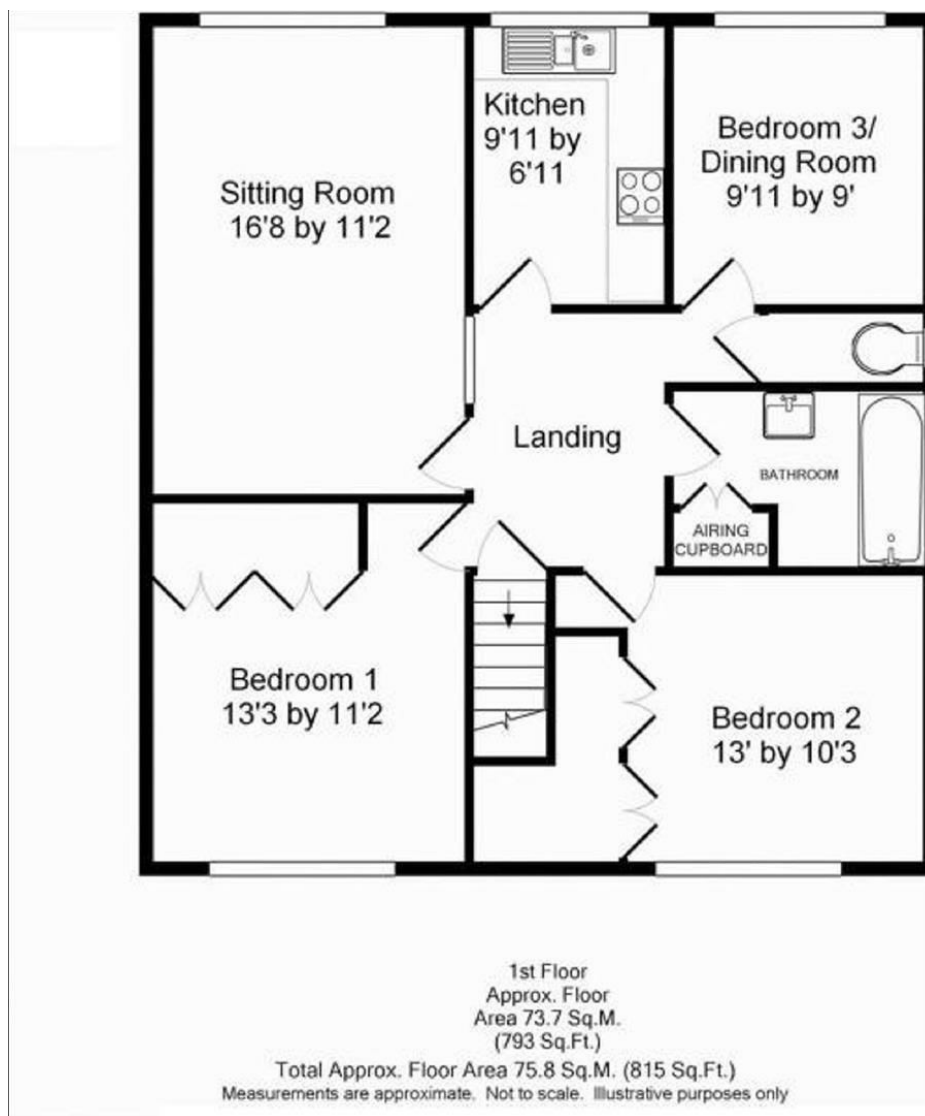
Whether you are taking your first step





onto the property ladder, looking to downsize to a low-maintenance home, or seeking a premium buy-to-let investment, this property fits the bill. For investors, the property commands an attractive estimated rental income of £1,750 per calendar month.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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