

11 ASHLEY GARDENS

Shelford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

First floor retirement apartment (over 60s)

No onward chain

2 double bedrooms

En suite bathroom

Generous lounge/diner with dual aspect
windows

Separate fitted kitchen

Lift access

Residents' parking

Communal gardens

Close to Shalford village centre

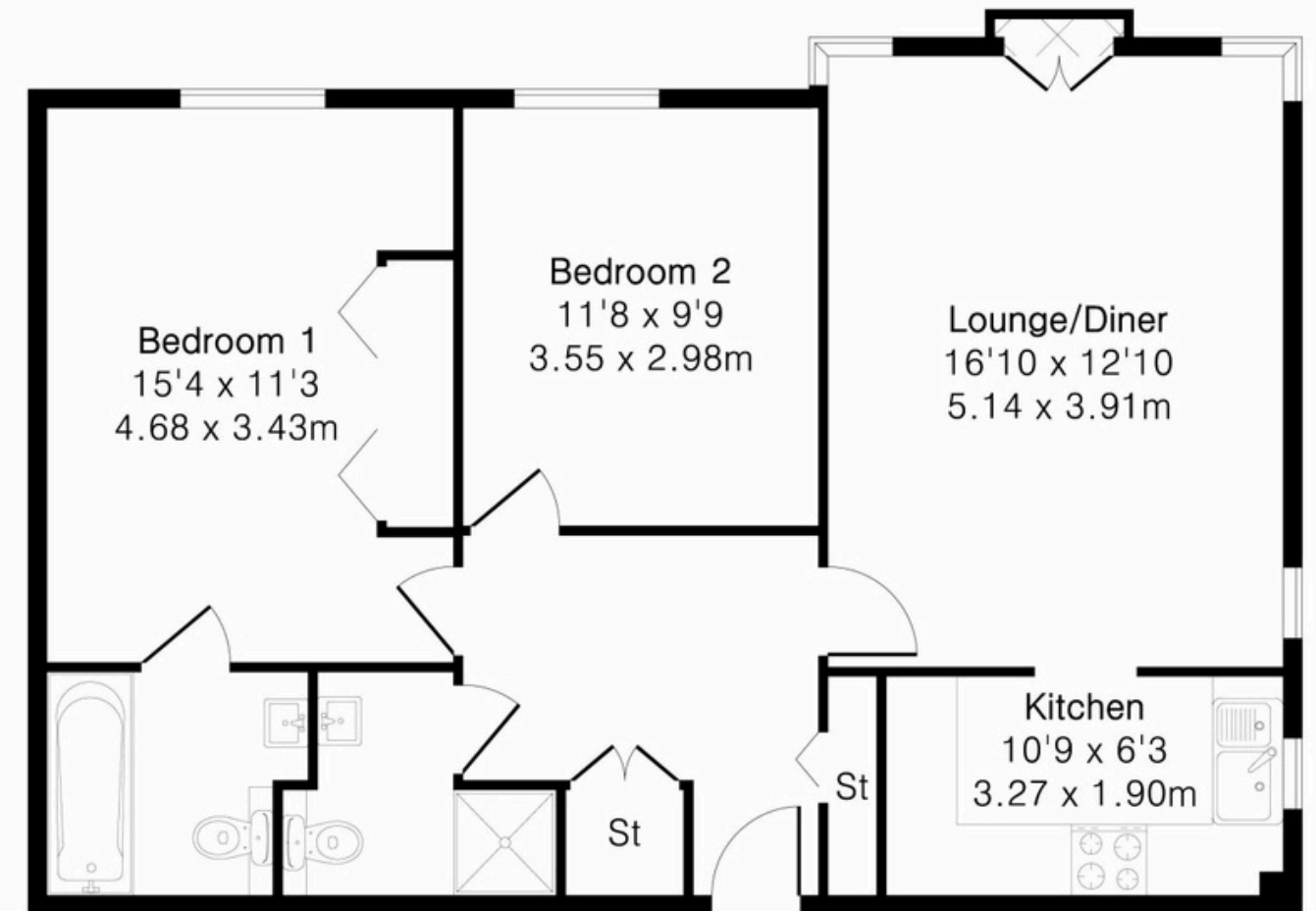
Tenure: Leasehold. Council Tax Band: D. EPC: C

Lease - 64 years remaining

Maintenance - £4140 per annum.



Approximate Gross Internal Area 736 sq ft - 68 sq m



First Floor

TSituated on the first floor, this two bedroom retirement apartment offers well-balanced accommodation extending to approximately 736 sq ft. The central hallway provides access to all rooms and includes useful storage cupboards. The lounge/diner is a generous dual aspect room with French doors and a Juliet balcony. There is ample space for a full seating as well as a dining table, making it a comfortable and practical main living space. The kitchen is positioned just off the sitting room and is fitted with a range of wall and base units with work surfaces over. There is space for appliances and good cupboard storage, creating a functional layout.

The principal bedroom is a comfortable double room with built-in wardrobes. It benefits from its own en suite shower room, providing added convenience and privacy. The second bedroom is also a good double with lots of natural light.. In addition to the en suite bathroom, there is a separate shower room, both with wash hand basin and WC.

The development is designed for independent living with lift access to all floors, residents' parking and well-maintained communal gardens providing outdoor space to enjoy. A communal function room offers space for social activities and resident gatherings, and there is an on-site manager.



 **Chantries & Pewleys**

01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY