



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

Price Guide £450,000



- LUXURY DEVELOPMENT FOR OVER 65'S
- GENEROUS MASTER BEDROOM WITH EN-SUITE
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- USEFUL CONCIERGE SERVICE
- COMMUNAL GROUNDS & RECEPTION AREAS
- APPROX 0.36 MILES TO VILLAGE CENTRE
- SECOND BEDROOM & LUXURY BATHROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LANDSCAPED COMMUNAL GROUNDS
- 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 Ashted'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 en-suite 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

Ashted 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.

Ashted's excellent transport connection include trains from Ashted 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 Ashted Bowls/Cricket Club, Ashted 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

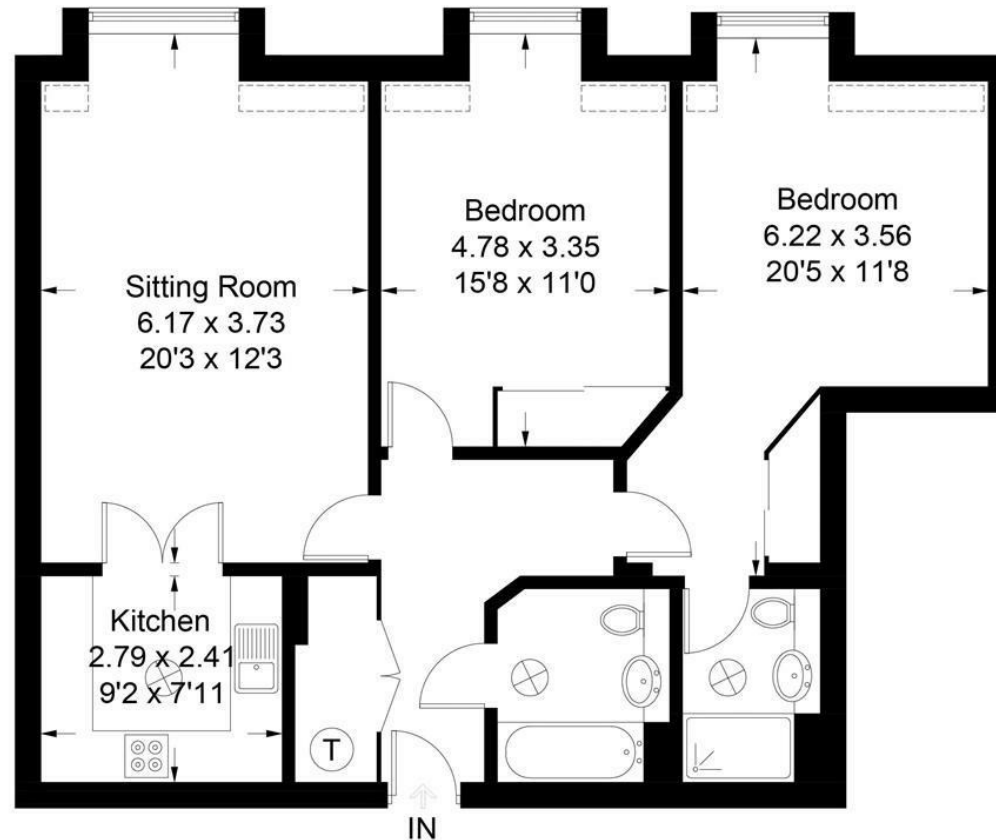
£3948.28 per annum (half due bi-annually)

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)
www.bagshawandhardy.com © 2020

66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

