

5 Cunliffe Court Elliston Way, Ashtead, Surrey, KT21 2FG

Price Guide £350,000









- RARELY AVAILABLE BLOCK
- EN-SUITE PRINCIPAL BEDROOM
- FAMILY BATHROOM
- WALK TO VILLAGE & SCHOOLS
- LEASE EXTENDED UPON COMPLETION
- STYLISH OPEN PLAN LIVING
- SECOND DOUBLE BEDROOM
- ALLOCATED SPACE + VISITOR PARKING
- WALKING DISTANCE TO STATION
- COMMUNAL GROUNDS WITH PLAY FIELD & PLAY PARK

Description

From a communal entrance hall stairs lead up to this apartment and into it's spacious hallway with twin cupboards, one for storage and the other housing the hot water tank. The living area is light and airy and features a bay style window, providing a flexible space to enjoy both a family seating area and dining furniture. These areas open to the kitchen which features a range of wall and base units, housing a built-in cooker, hob, extractor and fridge freezer with space for further appliances, complete with complementary worktops.

The principal bedroom enjoys a dual aspect, built-in wardrobes and and en-suite shower room. The second bedroom is also double in size and is served by a family bathroom.

Outside is a particular feature as this development features it's own playfield, play park and formal gardens to enjoy, with ample visitor bays and additional on street parking close by.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	83 YEARS BUT 975 UPON COMPLETION
Service Charge	£2997.36 p.a (£236p/m)
Ground Rent	£250 p.a, increasing to £500 p.a after 33 years

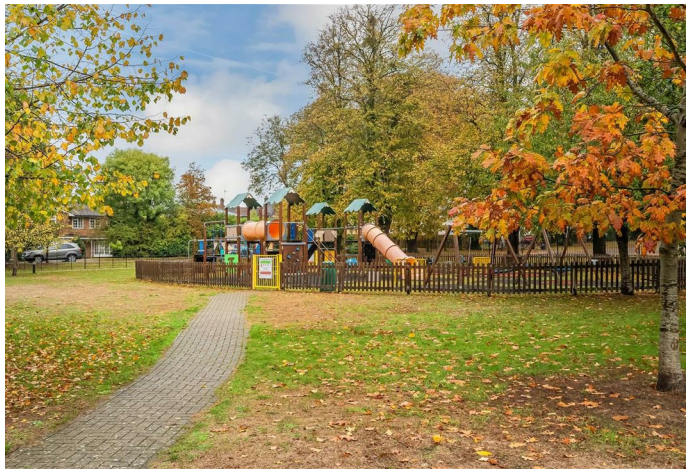
Situation

This home is situated in a popular residential area of Ashtead, Surrey, offering convenient access to the village centre, local amenities, schools and transport connections.

For everyday shopping, the village centre on The Street is easily accessible, with M&S Foodhall, Co-op, bakers and butchers among the local options. Ashtead's shops, cafés, restaurants and pubs provide a useful selection of amenities, while Leatherhead and Epsom offer a wider choice of retail, leisure and professional services.

The area is particularly well suited to families, with several schools within easy reach. West Ashtead Primary School, Barnett Wood Infant School, The Greville Primary School and St Giles' CofE Infant School are also nearby. St Peter's Catholic Primary School and Downsend School provide further educational options, while St Andrew's Catholic School is one of the closest secondary schools.

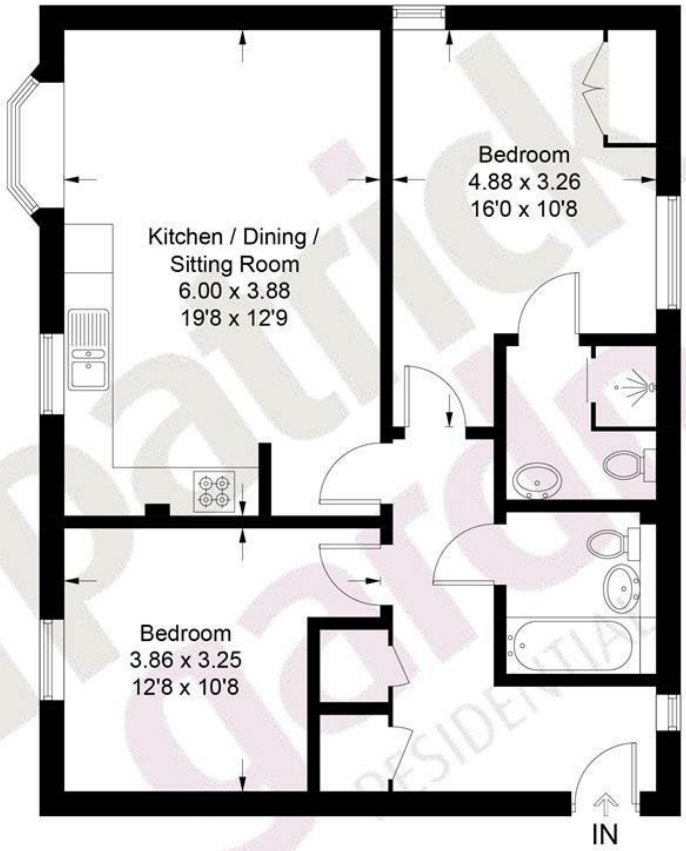
Transport links are another advantage. Ashtead railway station is approximately 1.6 kilometres (1 mile) from the property, with Leatherhead station around 2.5 kilometres away. Ashtead station provides rail services and has car parking, cycle storage and bus connections.







Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



First 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. (ID1344844)

www.bagshawandhardy.com © 2026

66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashtead@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 firms employment has the authority to make or give any representation or warranty in respect of the property.