



**patrick  
gardner**  
RESIDENTIAL

21 Moat Court, Ashtead, Surrey, KT21 2BL

Price Guide £375,000



- GROUND FLOOR MAISONETTE
- THREE BEDROOMS
- FITTED KITCHEN
- GARDEN WITH SHED
- IDEAL INVESTMENT/DOWNSIZE OR F.T.B
- WALKING DISTANCE TO VILLAGE CENTRE
- SITTING ROOM WITH DOOR TO GARDEN
- BATHROOM & SEPARATE TOILET
- GARAGE IN NEARBY BLOCK
- NO ON-GOING CHAIN

## Description

This rare 3 bedroom ground floor maisonette is situated in an ideal spot within the cul-de-sac and is close to the Dr's, Library and public transport links and benefits from its own private garden with direct access and a sunny aspect.

Once inside, the hallway gives access to all rooms and has a handy storage cupboard. The living room is situated to the rear of the property and features patio doors to a private garden. The kitchen also overlooks the garden and has a range of wall and base units, with a built-in oven and hob, and has space for further kitchen appliances. There are three bedrooms, two double and one single. The property is served by a bathroom and a separate toilet.

Outside. This home has a small, mature garden with patios, a rear gate, a summer house/store, and it enjoys a sunny aspect. To the front is an open landscaped area with a pathway to the front door.

The property also benefits from a garage in a nearby block, a shared clothes drying area and a good amount of public on street parking.

In addition this building was re-roofed in 2023.

## Situation

The property is located in a convenient location within easy walking distance of excellent local shops, bus route and Ashtead's mainline station with fast and frequent services to London Bridge, Waterloo and Victoria. The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt which in turn provides open spaces for country walks, horse riding and cycling.

Highly regarded local schools both state and private can be found within walking distance including Barnett Wood Infant School, West Ashtead Primary and St Andrew's Secondary.

Ashtead Village is within half a mile and features further excellent shopping facilities and bus routes serving all the major Surrey towns. Both the larger towns of Epsom and Leatherhead are a few miles distant in either direction. A choice of recreational pursuits including Ashtead Squash and Tennis club, the RAC club at Woodcote Park and Tyrrells Wood Golf Club are all within the vicinity.

**Tenure**

Leasehold

**EPC**

D

**Council Tax Band**

D

**Lease**

99 YEARS UPON COMPLETION

**Service Charge**

£0

**Ground Rent**

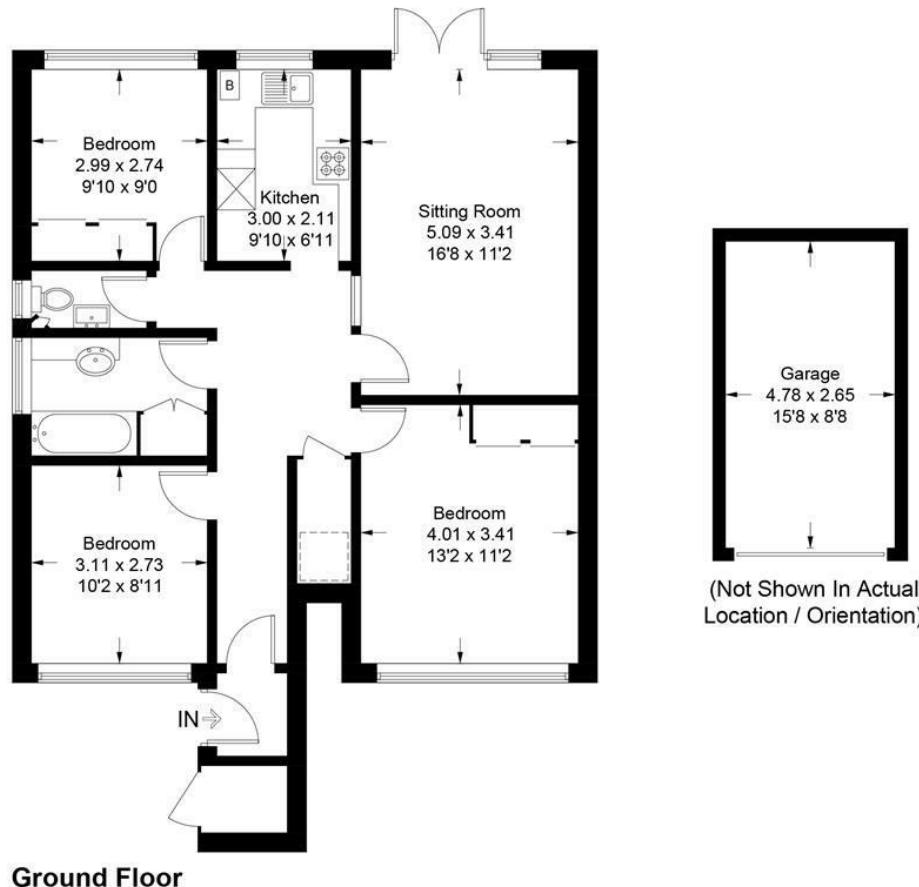
£17 PER YEAR





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft  
Garage / External Store = 14.1 sq m / 152 sq ft  
Total = 94.1 sq m / 1013 sq ft



**Ground 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. (ID1254264)

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