



Plot 3 One Parkers Hill, Ashted, Surrey, KT21 2AR

Asking Price £535,000



- LUXURY FIRST FLOOR APARTMENT
- JULIET BALCONY
- COMMUNAL GARDEN
- EV CHARGING POINTS
- WALKING DISTANCE TO VILLAGE
- VALMORA KITCHEN
- THREE DOUBLE BEDROOMS
- SECURE GARAGE PARKING
- LIFT TO ALL FLOORS & BICYCLE STORAGE
- ICW BUILD WARRANTY

## Description

An exciting new development of just 9 luxury, two and three bedroom apartments perfectly situated for Ashted village and local amenities.

Plot 3 Parkers Hill is a FIRST FLOOR APARTMENT with a spacious open plan kitchen/living/dining area featuring a Juliette balcony, and includes three bedrooms; the master bedroom with an ensuite shower room.

Finished to an exceptional specification including a fully fitted, modern kitchen with contemporary Quartz stone worktops and a range of Bosch integrated appliances, Amtico wood effect flooring to the main living area, and a stylish bathroom with Amtico floor tiles and luxury fittings.

The property benefits from high energy efficiency, lift access, secure underground parking, EV charging, a rear landscaped communal garden, a shed, and full 10 year ICW Year Building Warranty.

Viewings by appointment only.

\*Internal images taken from Plot 1 Parkers Hill (Show Home)

## Situation

The property is situated in a convenient location within walking distance of excellent local shops at Craddocks Parade and Ashted's mainline station which provides services to London Waterloo, London Bridge and Victoria.

Highly regarded local schools both state and private nearby include The Greville, Barnett Wood and Rosebery in Epsom.

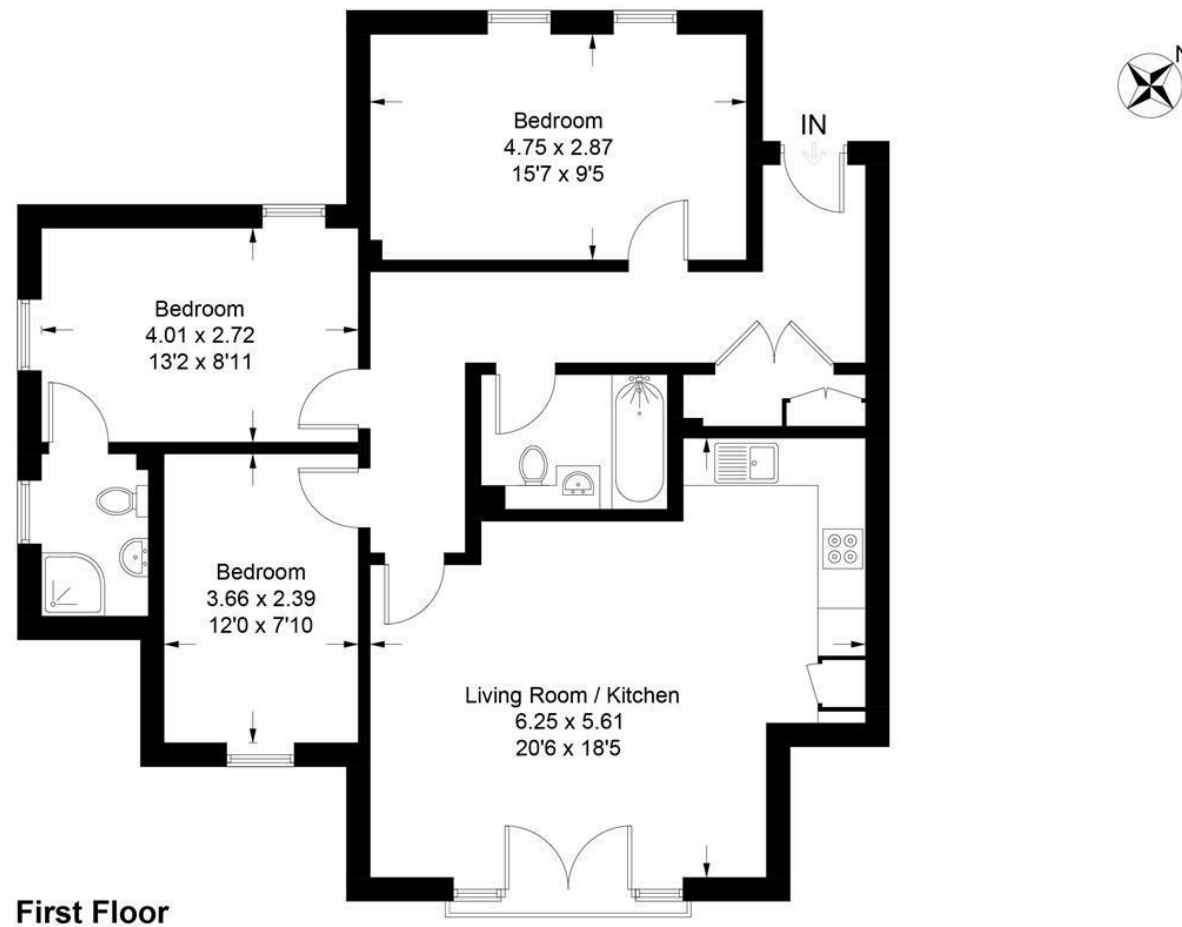
The area abounds a wealth of open Green Belt including Ashted Common Nature Reserve and Ashted Park.

A choice of recreational pursuits nearby include Ashted Football Club, Cricket Club and Squash Club. Further afield both Tyrrells Wood and Patchesham golf clubs can be found in Leatherhead respectively.

|                         |                     |
|-------------------------|---------------------|
| <b>Tenure</b>           | Leasehold           |
| <b>EPC</b>              | B                   |
| <b>Council Tax Band</b> | F                   |
| <b>Lease</b>            | 999 Years from 2023 |
| <b>Service Charge</b>   | £2,707.03 P.A       |
| <b>Ground Rent</b>      | Peppercorn          |



Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



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. (ID956607)  
www.bagshawandhardy.com © 2023

66 Tudor House, Ashted, Surrey, KT21 1AW  
Tel: 01372 271880 Email: [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)  
[www.patrickgardner.com](http://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.

