Flat 12 9 The Street, Ashtead, Surrey, KT21 2AD

Price Guide £230,000

- EXECUTIVE ONE BEDROOM APARTMENT

- DOUBLE BEDROOM WITH BUILT WARDROBES

- FITTED KITCHEN

- AUTOMATIC GATES & ENTRY SYSTEM

- WALKING DISTANCE OF SHOPS & AMENITIES

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

- MODERN OPEN PLAN LIVING SPACE

- CONVENIENT LIFT ACCESS

- SECURE RESIDENTS PARKING

- NO ON-GOING CHAIN

Description

This stylish one bedroom first floor executive conversion apartment is offered in superb condition throughout. The communal entrance sets the tone of the building with contemporary panelling and a lift provides easy access to all floors.

The front door leads into a spacious hallway with durable contemporary flooring running into the living space. This area provides room for coat hanging as well as freestanding storage units. The open plan living area enjoys a sunny double aspect, fitted blinds and an inviting seating space with an enviable amount of natural light. The kitchen/breakfast area boasts a range of high gloss units with soft close doors, built in appliances include an; electric oven, washer/dryer, dishwasher, under counter fridge and a separate under counter freezer sat below a tasteful slate effect worktop with inset 1.1/2 bowl sink and electric hob. In addition the current owners have stylishly zoned the living space to provide both dining and study areas.

The double bedroom benefits from stylish twin wardrobes with ample space for additional freestanding bedroom furniture. A separate shower room boasts a chic double sized rain shower enclosure, complementary white suite, towel rail with fashionable tiling completing the living accommodation.

Outside. Contemporary gates lead to private parking, enclosed coordinated black bin and separate recycling areas to the rear of the property, these areas are all security pin coded. A scattering of neat planters surround the car park, which features a generous residence cycle store area plus a patio area to one side of the building, with further a pin coded pedestrian gate back to 'The Street'.

Situation

The property is located in 'The Street' and so is within easy walk of the village with its excellent choice of independent retailers, pubs, restaurants and bus routes just a short walk away.
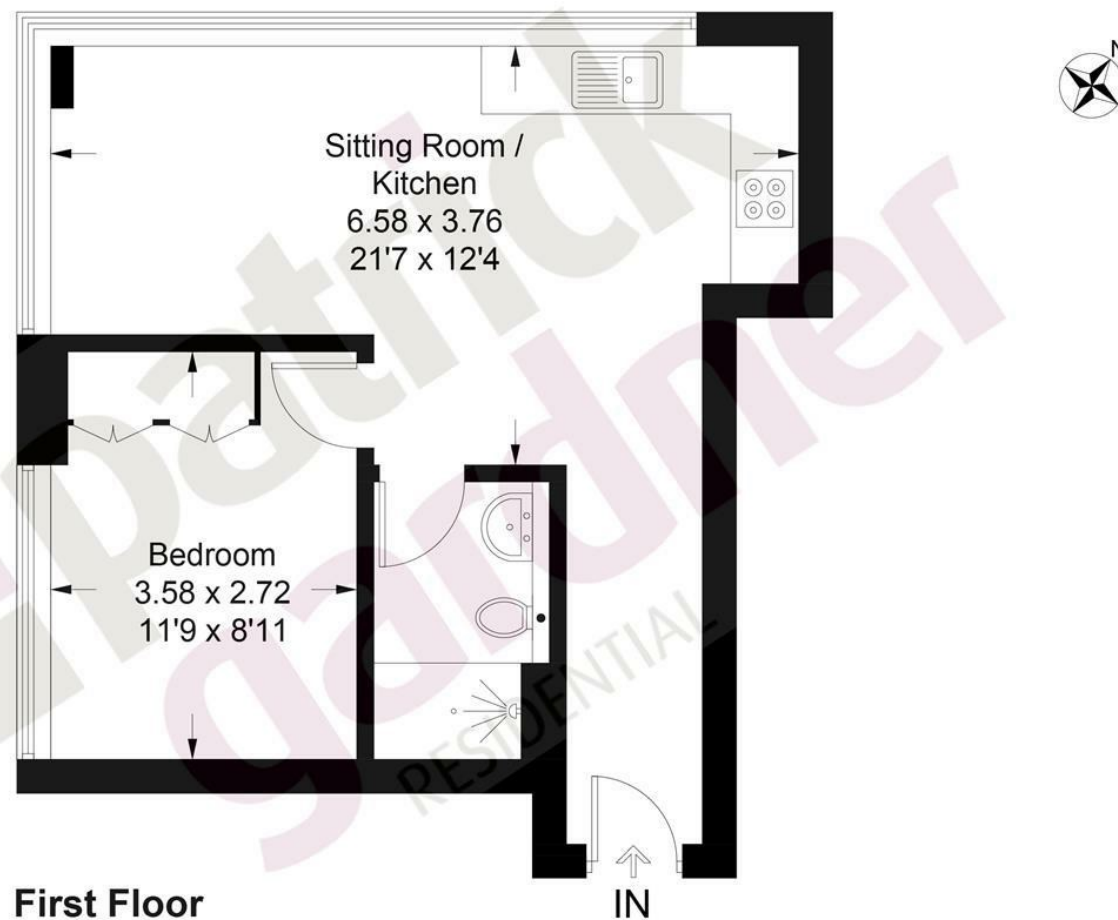
There are many well considered schools to hand in both the private and state sector including City of London Freemen's School in nearby Ashtead Park and St Giles first school in Dene Road. Ashtead Station is just under a mile away (0.7miles) providing fast and frequent services to Waterloo, London Bridge & Victoria.

The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

There is a choice of recreational pursuits within easy access including tennis, squash and bowls clubs, gyms and many golf courses including the RAC Golf and Country Club in Epsom. Walking, road/off road cycling and equestrian pursuits are popular nearby.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	125 from 1st May 2015
Service Charge	£1,645 P.A
Ground Rent	£1,300 to include the parking space.

Approximate Gross Internal Area = 39.0 sq m / 420 sq ft

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Sitting Room / Kitchen
6.58 x 3.76
21'7 x 12'4

Bedroom
3.58 x 2.72
11'9 x 8'11

First Floor

IN

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. (ID1264490)
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