



**4 Marguerite Court Ottways Lane, Ashted, KT21 2FL**  
**Guide price £425,000**

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## NO ONWARD CHAIN.

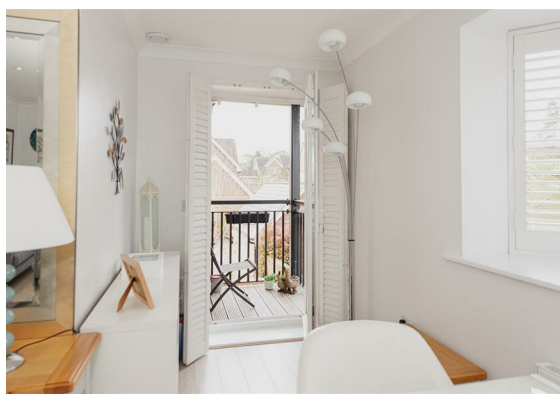
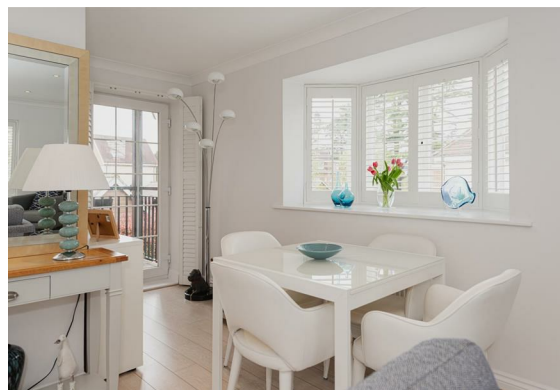
A immaculately presented first floor apartment located in a popular modern residential development, set off one of Ashted's beautiful lanes and only a short walk to the village shops and amenities.

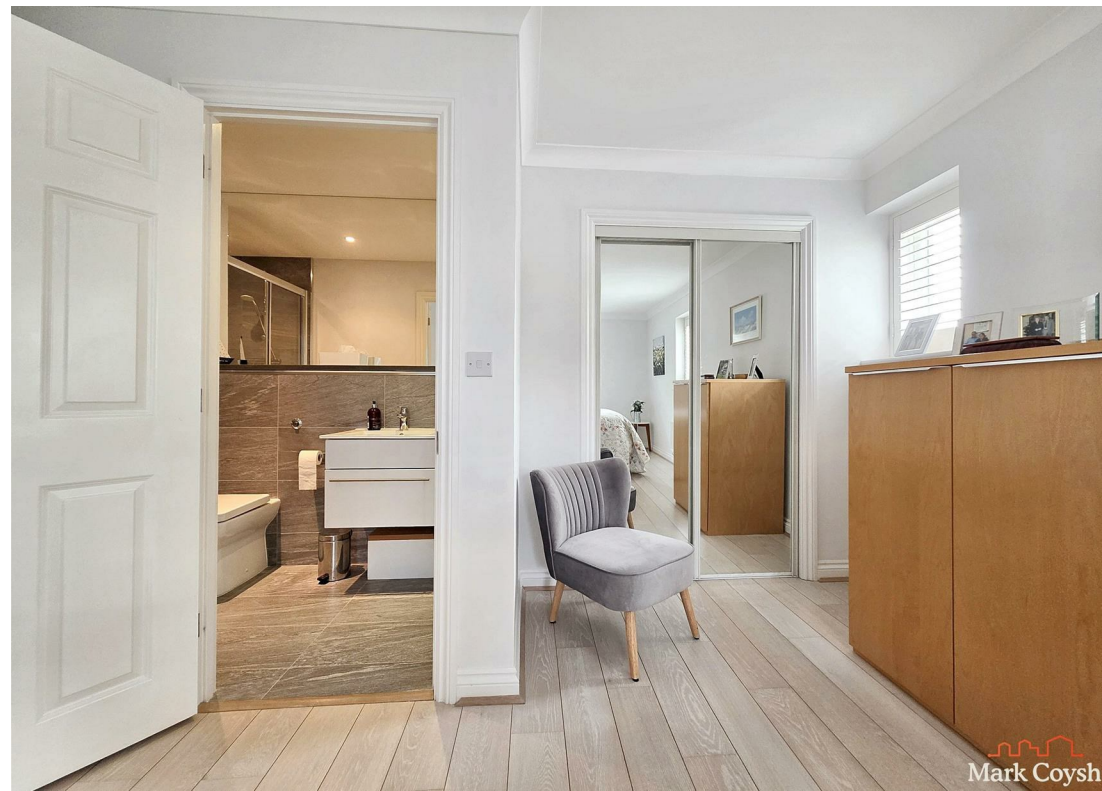
Although the development is relatively new, the current owners have upgraded and improved the finish throughout, achieving a contemporary feel, balanced with all your day to day needs to handle a busy lifestyle.

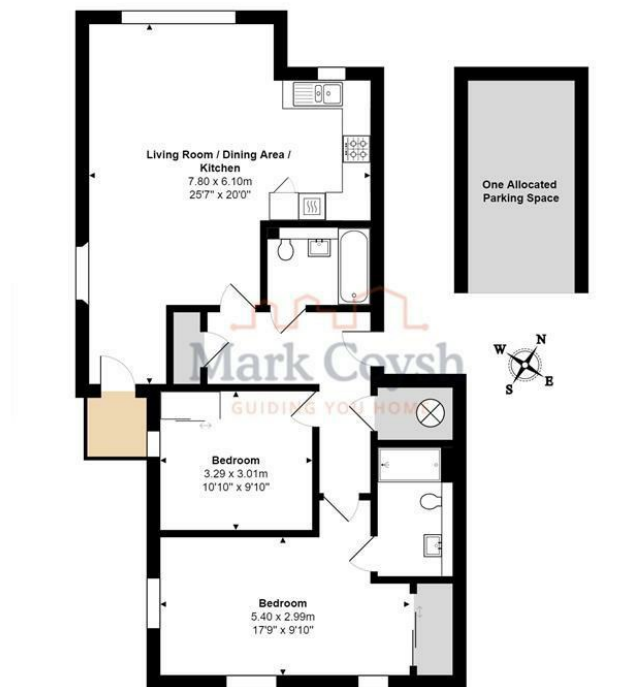
The layout which boasts over 900 sq ft / 84 sq m, includes a large L shaped entrance hallway with two fitted storage cupboards, a stunning light bright triple aspect open plan kitchen/dining/living space with natural stone work surfaces and access to a private balcony. There are two extremely well proportioned double bedrooms, with a luxury en suite to the principle bedroom and the second bedroom is serviced by a lavish family bathroom.

Outside there is allocated parking for one car, visitor parking bays and large very well maintained communal gardens, which is rare for a modern development of this size.

As well as the village shops, the mainline station is only a short distance away, as is junction 9 of the M25 and other main roads such as A24, A217 and A3, giving great access into London or out to the glorious countryside. Gatwick and Heathrow airports are also mercifully close, especially after a long flight home.







**First Floor Flat**  
Marguerite Court, Ottways Lane, Ashted  
Total Area: 84.9 m<sup>2</sup> ... 913 ft<sup>2</sup> (excluding one allocated parking space)  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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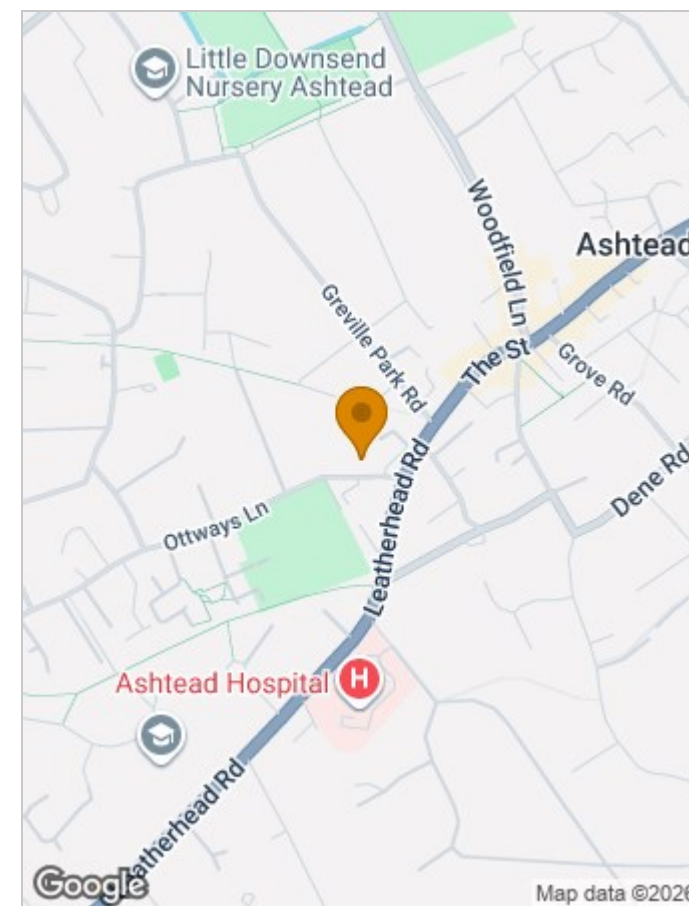
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## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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