

15 Warren Court Ashfield Close, Ashtead, Surrey, KT21 2AB

Asking Price £450,000









- STYLISH FIRST-FLOOR APARTMENT
- SPACIOUS & AIRY LIVING/ DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- AMPLE BUILT IN STORAGE
- OFFERED WITH NO ON-GOING CHAIN
- EXCLUSIVELY FOR THE OVER 65'S
- INTEGRATED KITCHEN WITH WINDOW
- SECOND DOUBLE BEDROOM & BATHROOM
- CONCIERGE SERVICE FOR RESIDENTS
- COMMUNAL LIFT, KITCHEN, LOUNGE, GARDENS, BBQ AREA, CLOAKROOM & STORAGE

Description

This luxury first-floor apartment commands a corner position within the development providing extra windows. A spacious hallway with a large storage cupboard leads through to an open plan living/dining room with French doors to a Juliette balcony. The fitted kitchen, with window, features a range of wall and base units with built-in; microwave, hob and extractor, an eye-level oven, washing machine, dishwasher and fridge freezer.

The principal bedroom benefits from built-in wardrobes and an en-suite with double shower. Bedroom two, also a double, benefits from built-in wardrobes and is served by the main bathroom featuring a white suite comprising bath with shower attachment, vanity sink and w.c.

The development benefits from a concierge service and owners of these homes also enjoy use of communal areas, including; day room with TV - sofas - dining/hobbies tables & direct access to landscaped gardens with BBQ area & seating areas, a separate kitchenette, hobbies area, guest WC, and parking, all within easy access to local village shops and amenities.

Situation

Ashtead village is just 0.36 of a mile away and has all the facilities of a small town, post office, library, doctor's surgery and a private hospital. Independent retailers include bakery's, butchers, a fishmonger, greengrocers, coffee houses, a good selection of restaurants and the much loved Marks and Spencer food hall.

Ashtead's excellent transport connections include trains from Ashtead station with services to London Bridge, Waterloo and Victoria (41mins approx.), Junction 9 of the M25, which provides easy access to the UK motorway network as well as Gatwick and Heathrow Airports.

A choice of recreational pursuits nearby include Ashtead Bowls/Cricket Club, Ashtead squash/tennis Club and the RAC Country Club at Woodcote Park a short distance away. Country walks and pursuits are easily close to hand with Epsom Downs, Box Hill, Norbury Park and Polesden Lacey all within a few minutes' drive.

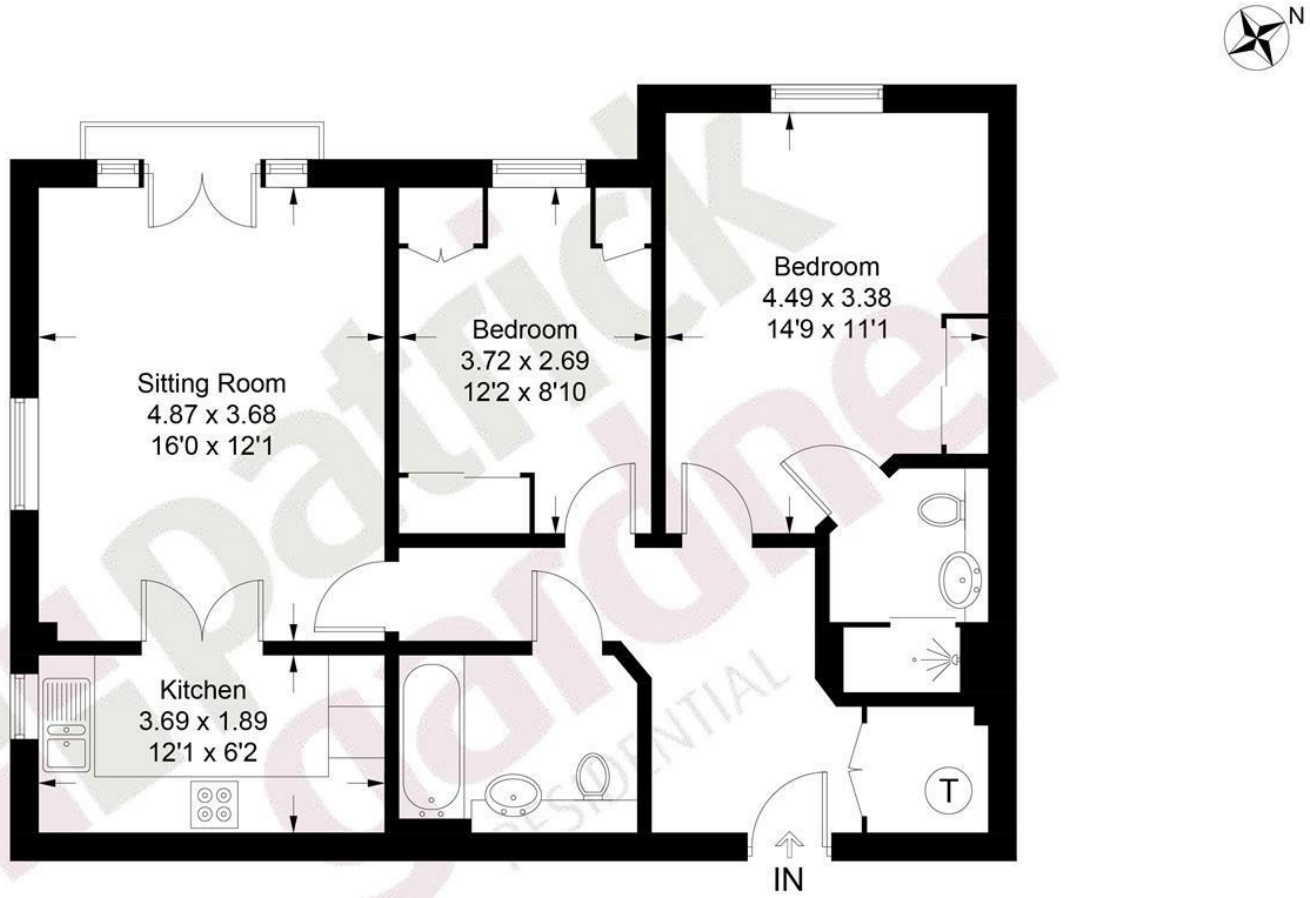
Tenure	Leasehold
EPC	B
Council Tax Band	E
Lease	125 years from 25/12/2007 with 106 Years remaining
Service Charge	£3948.28 P.A
Ground Rent	£250 P.A then increasing to £375 P.A on 25.03.2032







Approximate Gross Internal Area = 73.1 sq m / 787 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. (ID1345081)

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