

patrick gardner
RESIDENTIAL

5 Marlborough Court The Marld, Ashtead, Surrey, KT21 1RY

Asking Price £460,000









- TWO BEDROOM APARTMENT
- SHARE OF THE FREEHOLD
- BEDROOM WITH EN-SUITE
- SPACIOUS BATHROOM
- DELIGHTFUL COMMUNAL GROUNDS
- THE HEART OF ASHTEAD VILLAGE
- LIGHT & AIRY LOUNGE/DINING ROOM
- 2ND DOUBLE BEDROOM
- FITTED KITCHEN & INTEGRATED APPLIANCES
- PRIVATE PARKING & VISITOR PARKING

Description

Situated in the heart of Ashtead village off a private road is this executive two bedroom first floor apartment built to a high standard by Messrs Windsor Homes. The property benefits from new carpets to most rooms, a share of the Freehold, delightful communal grounds, its own parking space and enclosed bin store.

A secure communal front door leads to communal entrance hall beyond. Stairs lead to a bright hallway with two useful storage cupboards and loft access, which is part boarded. The spacious, light and airy lounge/dining room overlooks the front of the property and features a square bay with window. Ample space is available for a dining table and a relaxed seating area. The kitchen, off the sitting room, boasts a wealth of wall and base units with a granite worktop over housing; an integrated fridge freezer, double oven, gas hob with extractor over, dishwasher and washer/dryer.

A good sized principal bedroom boasts a sophisticated range of built-in storage and benefits from an en-suite shower room. Bedroom two also enjoys an impressive range of fitted storage and is served by a separate spacious fitted bathroom.

Outside the property features its own parking space with the benefit of shared visitor parking and is surrounded by two delightful communal gardens including a patio area for all residents to enjoy.

Situation

The property is located within easy walk of the village with its excellent local shopping facilities and bus routes.

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 (0.8 miles) 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.

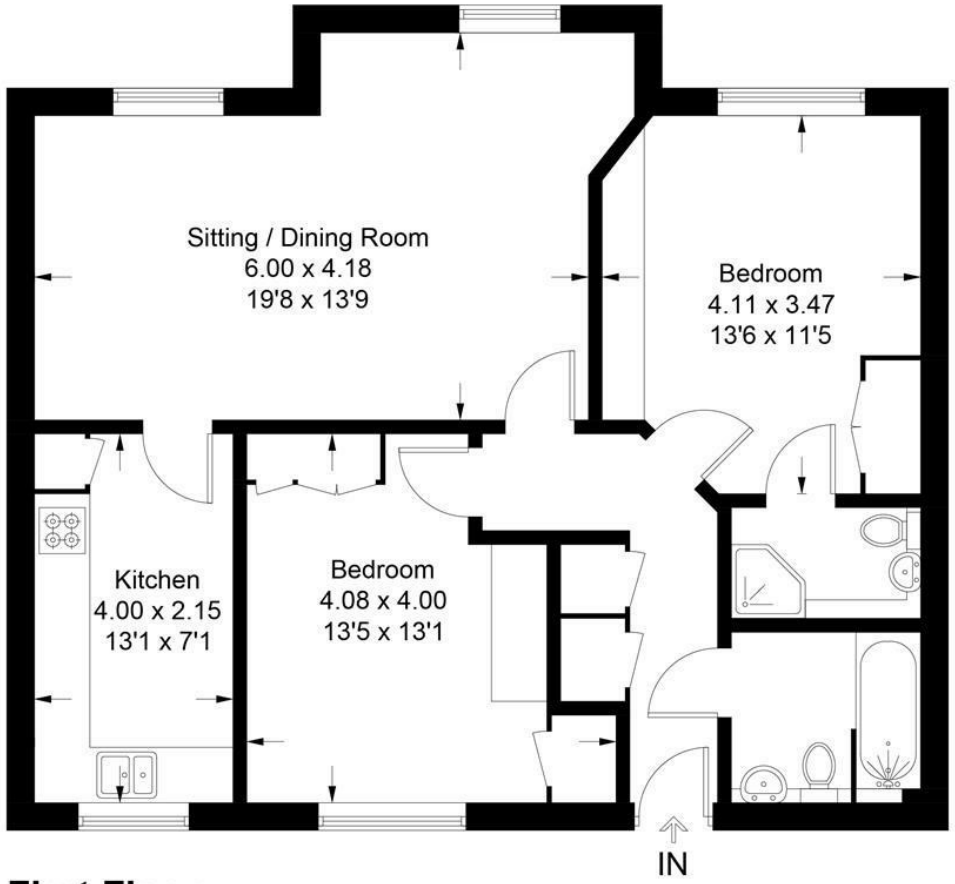
Tenure	Leasehold - Share of Freehold
EPC	C
Council Tax Band	D
Lease	31/12/2126
Service Charge	£2963.50 PA - 2026
Ground Rent	£200 PA (not recently collected)







Approximate Gross Internal Area = 74.7 sq m / 804 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. (ID1185824)

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66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashtead@patrickgardner.com
www.patrickgardner.com

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