

patrick gardner
RESIDENTIAL

11 St. James Court Woodfield Close, Ashtead, Surrey, KT21 2RU

Price Guide £335,000









- GROUND FLOOR APARTMENT
- FAMILY BATHROOM
- RECEPTION ROOM WITH PATIO DOORS
- ALLOCATED PARKING SPACE
- WALKING DISTANCE FROM AN IMPRESSIVE SHOPS, SCHOOLS & AMENITIES
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- COMMUNAL LAWN AREAS
- 0.23 MILES TO MAINLINE STATION
- NO ON-GOING CHAIN

Description

Patrick Gardner are delighted to offer the opportunity to purchase this well-positioned ground floor apartment. This property would make an ideal first-time buy or investment property. Built in 1984, it is situated just a stone's throw from Ashtead Station, an impressive range of village shops, bus routes and acres of green belt countryside.

Accessed via a communal entrance hall, this apartment is located on the ground-floor and offers well-proportioned accommodation throughout. The generous hallway boasts a good size storage cupboard, and leads to all rooms. The spacious living/dining room benefits from double doors out to the communal grounds and is generous enough to place a variety of freestanding furniture to create separate dining and seating areas. The adjacent fitted kitchen comprises of a wealth of storage cupboards, with space for a dishwasher, fridge-freezer and washing machine, complete with a built-in electric hob, oven under, and extractor fan over.

The property also benefits from two double bedrooms which are complemented by family bathroom with window for natural ventilation.

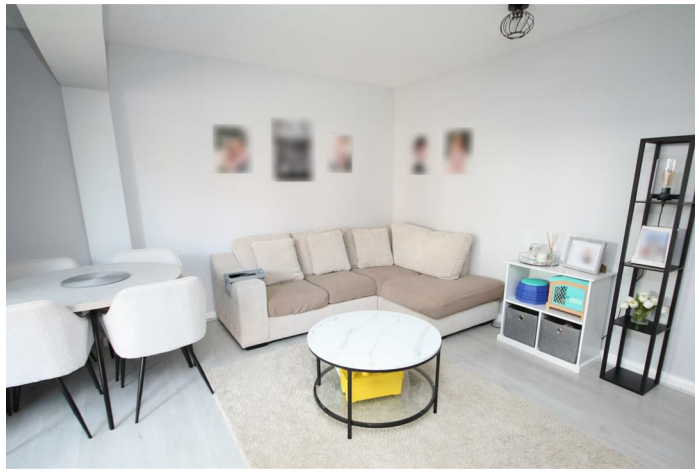
Outside. The property benefits from an allocated parking space within the development, complemented by further on-road parking.

Situation

The property is located within an established residential development under quarter of a mile walk (0.23miles) of Ashtead mainline commuter station and acres of open countryside. A bus route together with excellent local shopping facilities at Craddocks Parade are also within walking distance. Ashtead Village shops located throughout the village provide an impressive choice of local shopping. More comprehensive shopping facilities can be found in Epsom and Leatherhead which are a few miles distant. A choice of bus routes connects to all major Surrey towns. Junction 9 of the M25 is within two miles of Ashtead linking Heathrow and Gatwick airports together with the national motorway network. There is an excellent choice of schools in the area for children of all ages both State and Private.
The area abounds in a wealth of unspoilt countryside including the nearby nature reserve at Ashtead Common and Ashtead Park. Leisure facilities nearby include the RAC Golf & Country Club, Tyrrells Wood Golf Club in Leatherhead and leisure centres at Fetcham Grove and Rainbow Centre, Epsom. Ashtead squash and tennis club is a short walk away.

Tenure	Leasehold
EPC	D
Council Tax Band	D
Lease	150 Years from 25th March 1984
Service Charge	Currently £2575.89 per annum
Ground Rent	£90 per annum (£22.50 every quarter) ground rent reviewed every 50 years, with 100% increase.







Approximate Gross Internal Area = 69.2 sq m / 745 sq ft

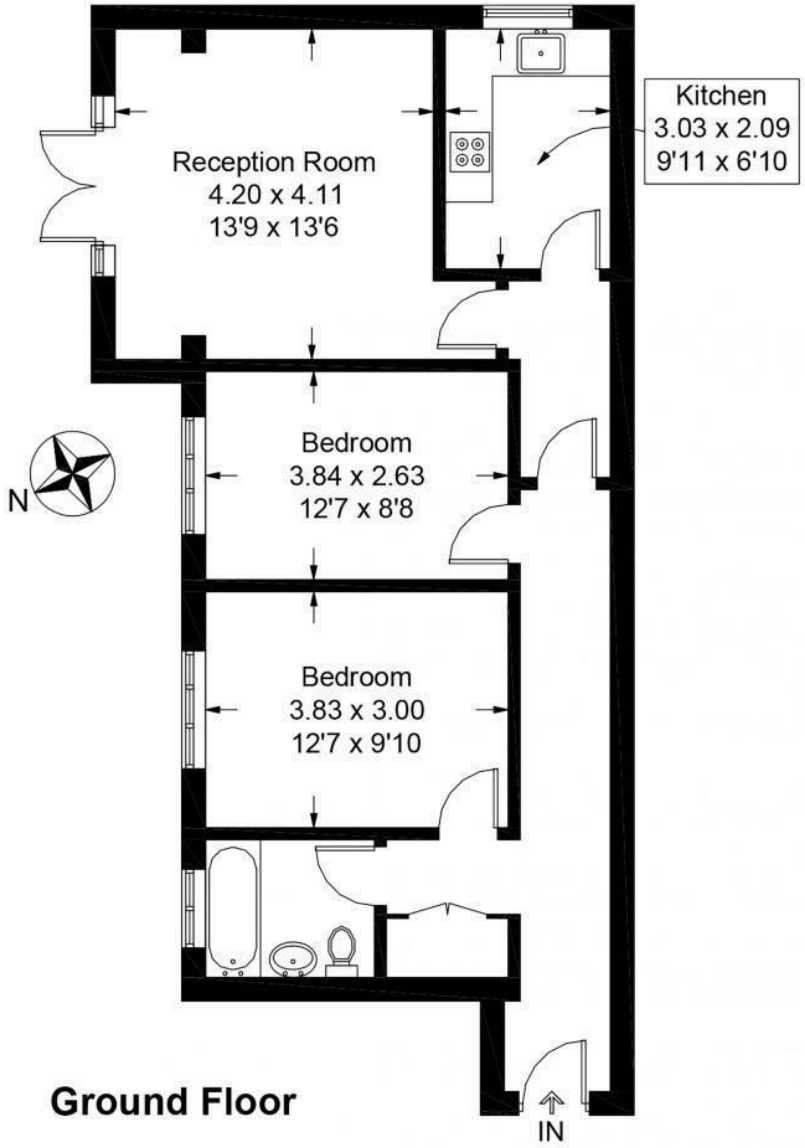


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID552407)

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