



Craddocks Parade, Ashted

The **PERSONAL** Agent



# Guide Price £310,000

## Leasehold

- No ongoing chain
- Duplex maisonette
- Three/four spacious bedrooms
- Impressive 20ft living room
- Own front door & private entrance
- Kitchen with back door and small terrace
- Bathroom with separate W.C
- 1169 sq ft of flexible space
- Periphery of Ashted Common
- Short walk to Ashted station

Located within 0.2 miles from Ashted railway station, this attractive bay fronted duplex apartment enjoys a practical and spacious layout with 1169 sq ft of space that really flows with flexible accommodation, as well as the added benefit of being offered with no ongoing chain.

The property provides the opportunity for the new owner to customise and place their own stamp on it and enjoys a truly convenient position, with local shops just moments away, and for applicants wanting a taste of the outdoors, there is easy access to the green open spaces of Ashted Common, where you can find yourself surrounded by hundreds of acres of woodland, with bridle paths and woodland walks linking to Epsom Common.

This well designed accommodation provides the perfect layout for a purchaser looking for that little bit of extra accommodation, making it an ideal space for entertaining and social occasions whilst also being practical for day to day life.

The property benefits from its own private entrance and front door with stairs up to the first floor landing.



On the first floor there is an impressive 20ft bay fronted living room, kitchen with a secondary door to the rear providing flexible access and a separate reception room which would make a great dining room but could also be utilised as a fourth bedroom. On the second floor there are three well proportioned bedrooms, a bathroom and a separate W.C.

Further features to note include wooden floors, leaded light windows, cast iron character fireplace, gas central heating throughout and a long lease of over 140 years remaining.

Ashted is a highly sought after village located between Epsom to the North and Leatherhead to the South. Popular with young families thanks to the excellent state and private local schools including the nearby City Of London Freemans school in Ashted Park and St. John's in Leatherhead, the villages shops, restaurants and pubs are just a short walk away. Ashted Station provides regular rail links into London and the M25 can be accessed at nearby Leatherhead.

Ashted is surrounded by acres of green belt countryside providing ideal routes for walking, horse riding and cycling enthusiasts. There is a great choice of golf courses including the RAC Golf & County Close in Epsom

and Tyrrells Wood in Leatherhead.

Tenure - Leasehold  
Length of lease (years remaining) - 146  
Annual ground rent amount (£) - 100.00  
Annual service charge amount (£) - N/A  
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.









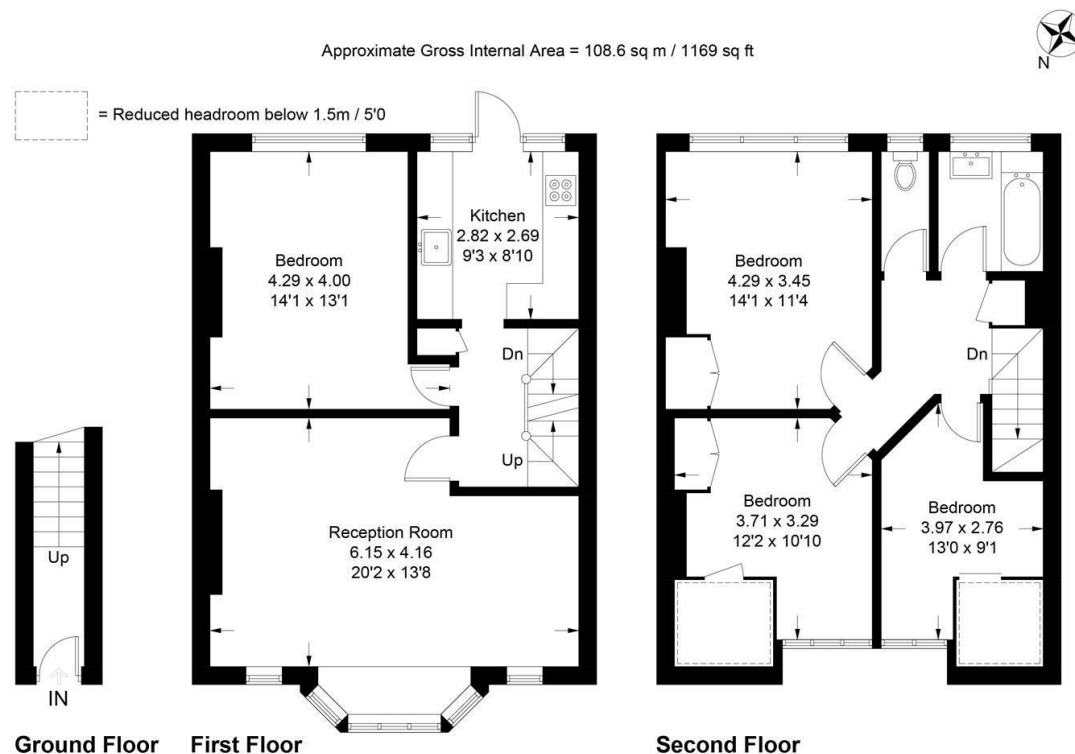


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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      | 67        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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