



Craddocks Parade, Ashtead

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 Ashtead Common
- Short walk to Ashtead station

Located within 0.2 miles from Ashtead 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 Ashtead 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.

Ashtead 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 Ashtead Park and St. John's in Leatherhead, the villages shops, restaurants and pubs are just a short walk away. Ashtead Station provides regular rail links into London and the M25 can be accessed at nearby Leatherhead.

Ashtead 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

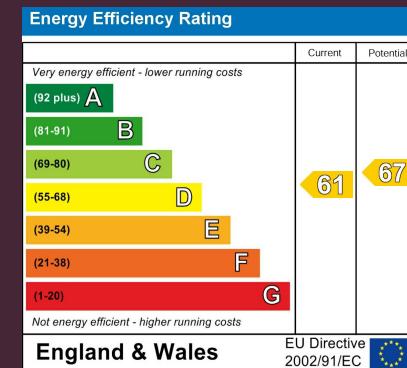
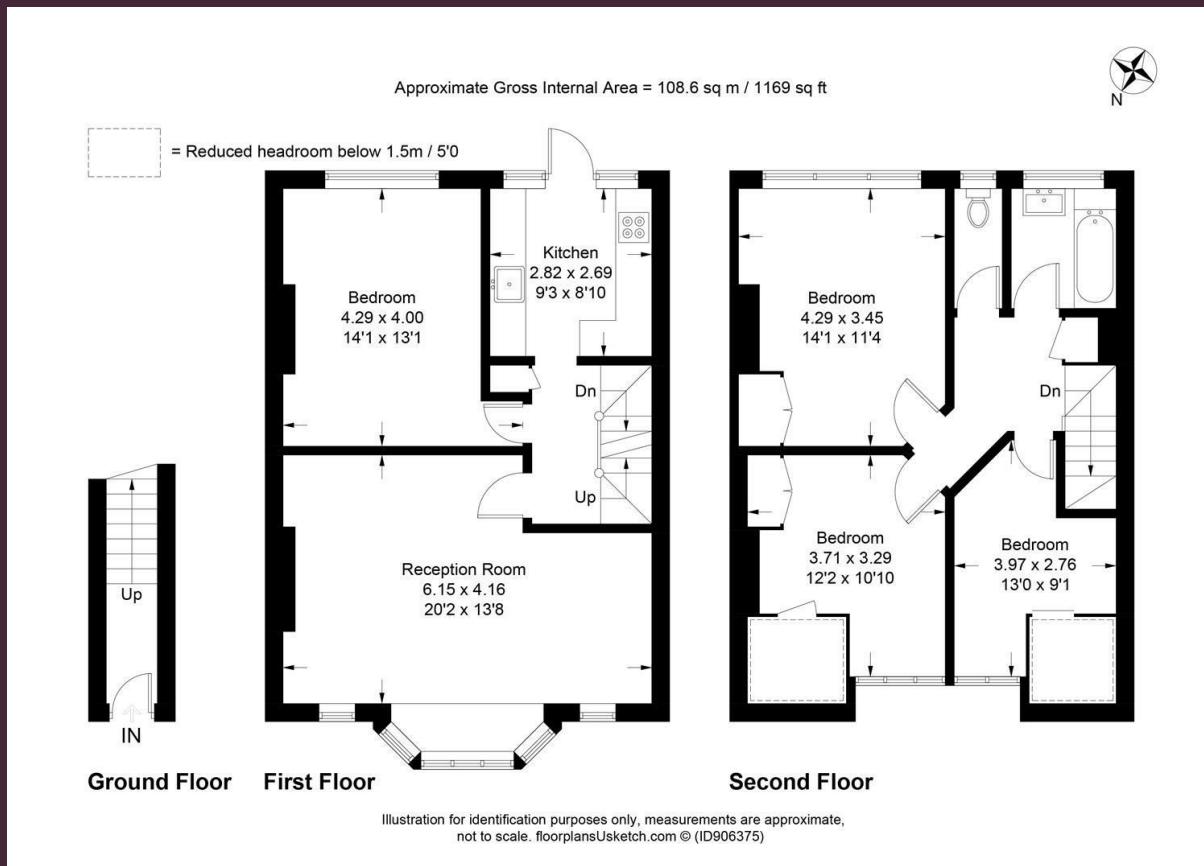
Annual service charge amount (£) - N/A

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.







EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

