



3 Whitefriars, Ottways Lane, Ashted, Surrey KT21 2PB

£435,000 Leasehold

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- TWO BEDROOM FIRST FLOOR APARTMENT
- JUST ONE OF FIVE APARTMENTS, BEAUTIFULLY CONVERTED
- EXCELLENT SPECIFICATION
- SPACIOUS OPEN PLAN KITCHEN/LIVING ROOM WITH FEATURE BAY WINDOW
- CONTEMPORARY FITTED KITCHEN WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES
- MASTER BEDROOM WITH ENSUITE DOUBLE SHOWER, SECOND BEDROOM WITH EN-SUITE BATH
- SUPERBLY LOCATED WITHIN WALKING DISTANCE TO ASHTEAD VILLAGE & LOCAL SHOPS
- ALLOCATED PARKING SPACE
- SET IN A GATED COURTYARD DEVELOPMENT

1-3 Church Street, Leatherhead
Surrey KT22 8DN
01372 360078
leatherhead@patrickgardner.com
www.patrickgardner.com

The Property

PERFECTLY LOCATED FOR VILLAGE LIFE

This bright and spacious luxury apartment is conveniently tucked away in a charming courtyard style setting, moments away from the sought-after village Ashtead and minutes from miles of open countryside.

Built by renowned local developer Sheldon Homes, where attention to detail is evident throughout, this two-bedroom first floor apartment provides an elegant and contemporary styled home. Comprising a spacious kitchen/dining/living room comprehensively fitted with a range of contemporary units with granite worktops and integrated appliances as well as a feature bay window.

The master bedroom with fitted wardrobes is complemented by the adjacent en-suite with shower whilst the second double bedroom includes an en-suite bathroom. Throughout, the property includes high quality fixtures and fittings and is finished to an excellent standard.

Externally, the property benefits from an allocated parking space. The property comes with a 10-year ICW home warranty

Situation

Ashtead village has something for everyone and is perfect with all the shops and services on hand. Locally, sports and leisure facilities are well catered for; a wide range of shopping is at hand with individual, independent retailers complementing the Marks & Spencer Store.

The development benefits from excellent communication links with the M25, providing access to both London Heathrow & Gatwick Airports, and Ashtead's mainline station, which offers services to London Waterloo, Victoria & London Bridge close by.

Viewings by appointment only.

Please call Patrick Gardner on 01372 360832.

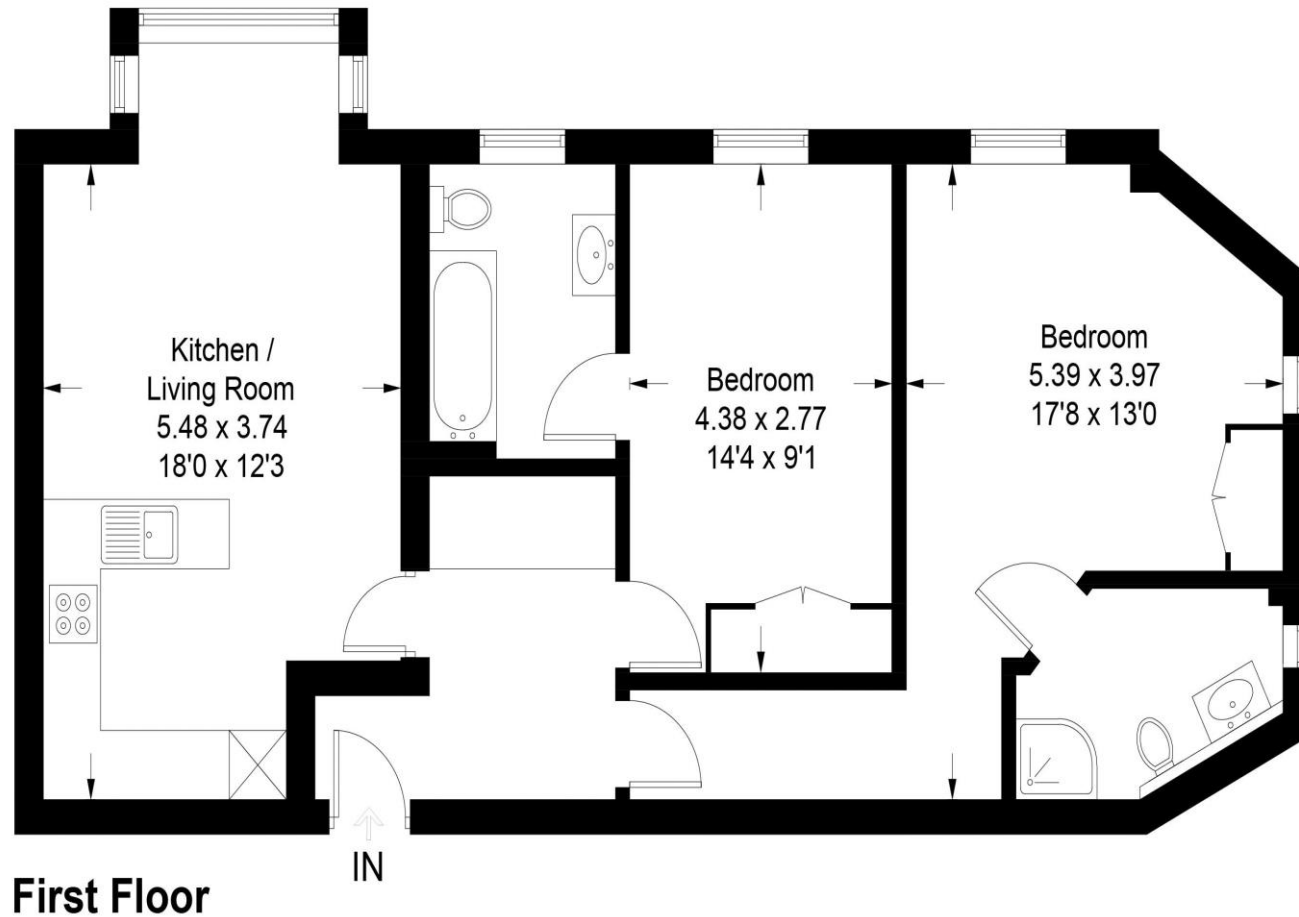
EPC & Council Tax Band TBC

PGL5289





Approximate Gross Internal Area = 72 sq m / 775 sq ft



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. (ID702246)

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