



Whitefriars, Ottways Lane, Ashted, Surrey KT21 2PB

£469,950 Leasehold

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- TWO BEDROOM FIRST FLOOR APARTMENT
- ONE OF FIVE BEAUTIFULLY CONVERTED APARTMENTS
- EXCELLENT SPECIFICATION
- DUAL ASPECT SPACIOUS OPEN PLAN KITCHEN/LIVING ROOM
- KITCHEN WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES
- MASTER BEDROOM WITH ENSUITE DOUBLE SHOWER
- SUPERBLY LOCATED, WALKING DISTANCE TO VILLAGE
- ALLOCATED PARKING SPACE
- SET IN A GATED COURTYARD DEVELOPMENT

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The Property STAMP DUTY PAID! * LAST REMAINING HOME!

Beautifully appointed and just one of five luxury conversion apartments this desirable home is set within an exclusive gated courtyard, arguably the most convenient position a short walk from the popular village of Ashtead with its extensive amenities, yet enviably tucked away. A 10-year ICW home warranty covers the development.

This property offers 880sq ft. of well-proportioned accommodation and features a dual aspect, light and airy open plan kitchen/living/dining room. The fully fitted kitchen is complete with contemporary style units, a range of integrated appliances with complementary granite worktops and a coordinated breakfast bar. A spacious principal bedroom enjoys an ensuite double shower and ample space for freestanding furniture whilst the second double bedroom with fitted wardrobes, is served by a family bathroom. Throughout, the property includes high quality fixtures and fittings and is finished to an excellent standard.

Externally, this small development has been beautifully landscaped complete with evening lighting. The apartment benefits from allocated parking.

*Stamp Duty paid Incentive is subject to terms and conditions.
EPC & Council Tax Band TBC.

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.

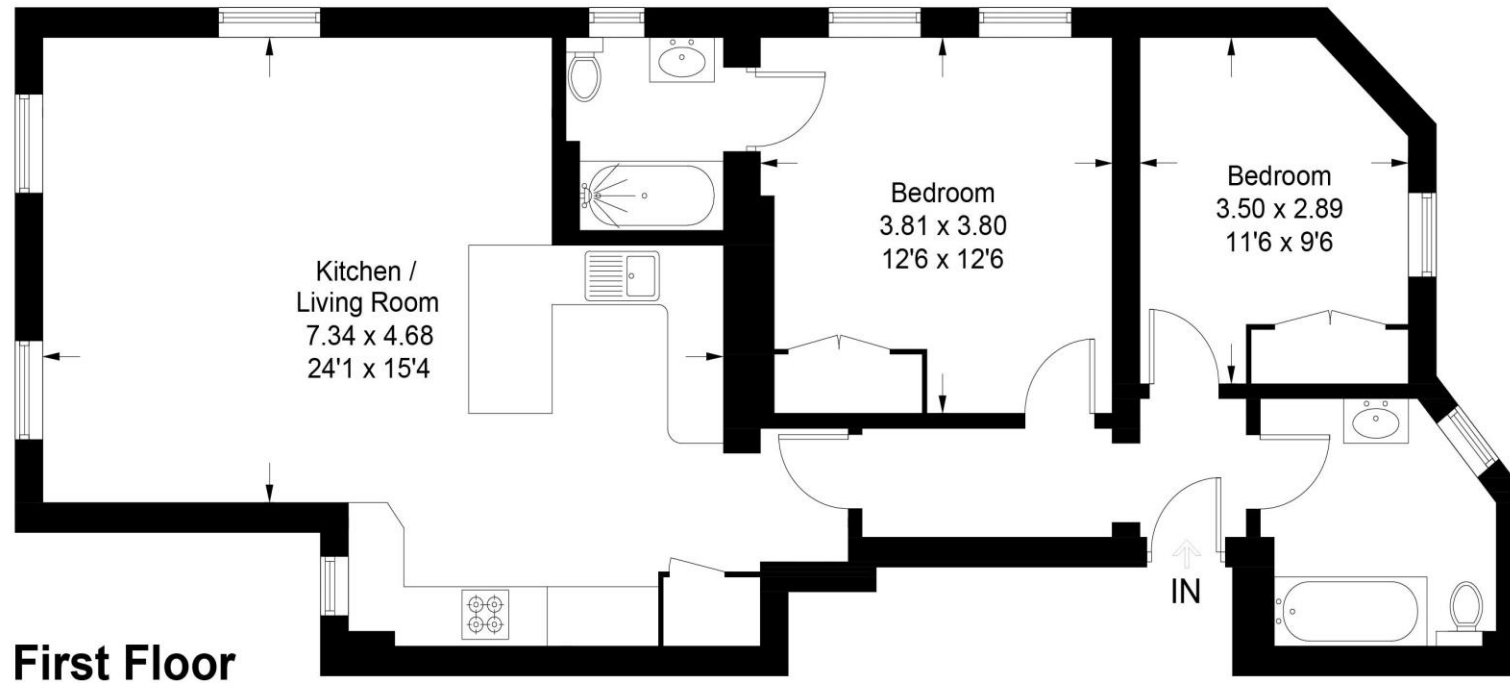
Viewings by appointment only.

PGL5290





Approximate Gross Internal Area = 81.8 sq m / 880 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. (ID702245)

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