



ST JAMES COURT WOODFIELD CLOSE ASHTEAD KT21 2RU

MICHAEL EVERETT & Co

... A Moving Experience

A spacious one double bedroom ground floor flat in this highly sought after location within a short walk of Ashted station and local shops. The property has the benefit of no onward chain.

Communal Entrance to front door. Entrance Hall: double cupboard housing hot water tank. Sitting Room: window overlooking front garden. Kitchen: comprehensive range of white high gloss eye level units, cupboards and drawers below, four ring electric hob with extractor above, oven below, single stainless steel sink unit with mixer tap, space for fridge freezer, plumbing for washing machine, walls part tiled. Bedroom: window overlooking front garden. Bathroom: panel enclosed bath, shower attachment and mixer tap, pedestal wash hand basin, low level w.c., walls fully tiled with matching border, chrome ladder back heated towel rail.

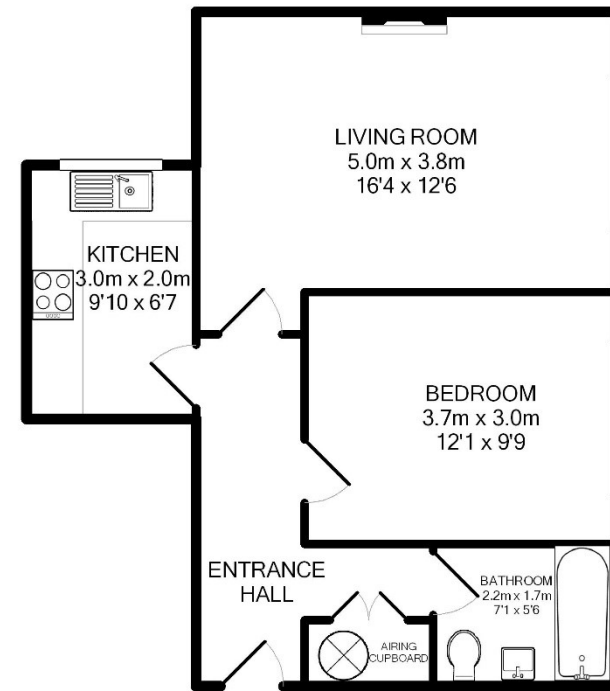
Outside: Communal Garden. Parking Space.

EPC=D

Council Tax Band: C (£2,033.18 for 2024/25)

Unexpired Lease: 150 Years from 25 March 1984 – 110 Years Remaining
Service/Maintenance Charge: £1,260.14 per annum (for 2023/24)
Ground Rent: £22.50 per quarter

Asking Price £217,500 Leasehold



Total Approx. Floor Area 45.6 Sq.M. (491 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Note: Under the terms of the Estate Agents Act we declare that the owner of this property is an employee/relation/partner of Michael Everett & Company



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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.