



**Jackie Quinn**  
estate agents

**16 St. James Court Woodfield Close, Ashtead**

Guide Price **£275,000**

An IMMACULATELY PRESENTED, ONE BEDROOM, first floor apartment with ALLOCATED PARKING within easy reach of Ashtead's mainline railway station and the common with its miles of glorious open countryside. An IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY - the property could achieve a monthly rent in the region of £1,250 per calendar month.

Internally the property has a spacious, dual aspect, lounge with space for a dining table and chairs, a modern fitted kitchen and bathroom along with a bright double bedroom. Externally the property benefits from an allocated parking space.

Trains from Ashtead station run frequently to Waterloo and Victoria in around 35 to 40 minutes. Local shops, pubs and restaurants are also within easy reach as is Junction 9 of the M25 providing connections to both London Heathrow and Gatwick airports in approximately 30 minutes.

Other Information : Leasehold

Lease : 108 years remaining.

Service Charge : £1,685 per annum covering buildings insurance, management fee, grounds maintenance for the areas surrounding the block, common area cleaning, common area repairs and maintenance.

Ground Rent : £100 per annum.

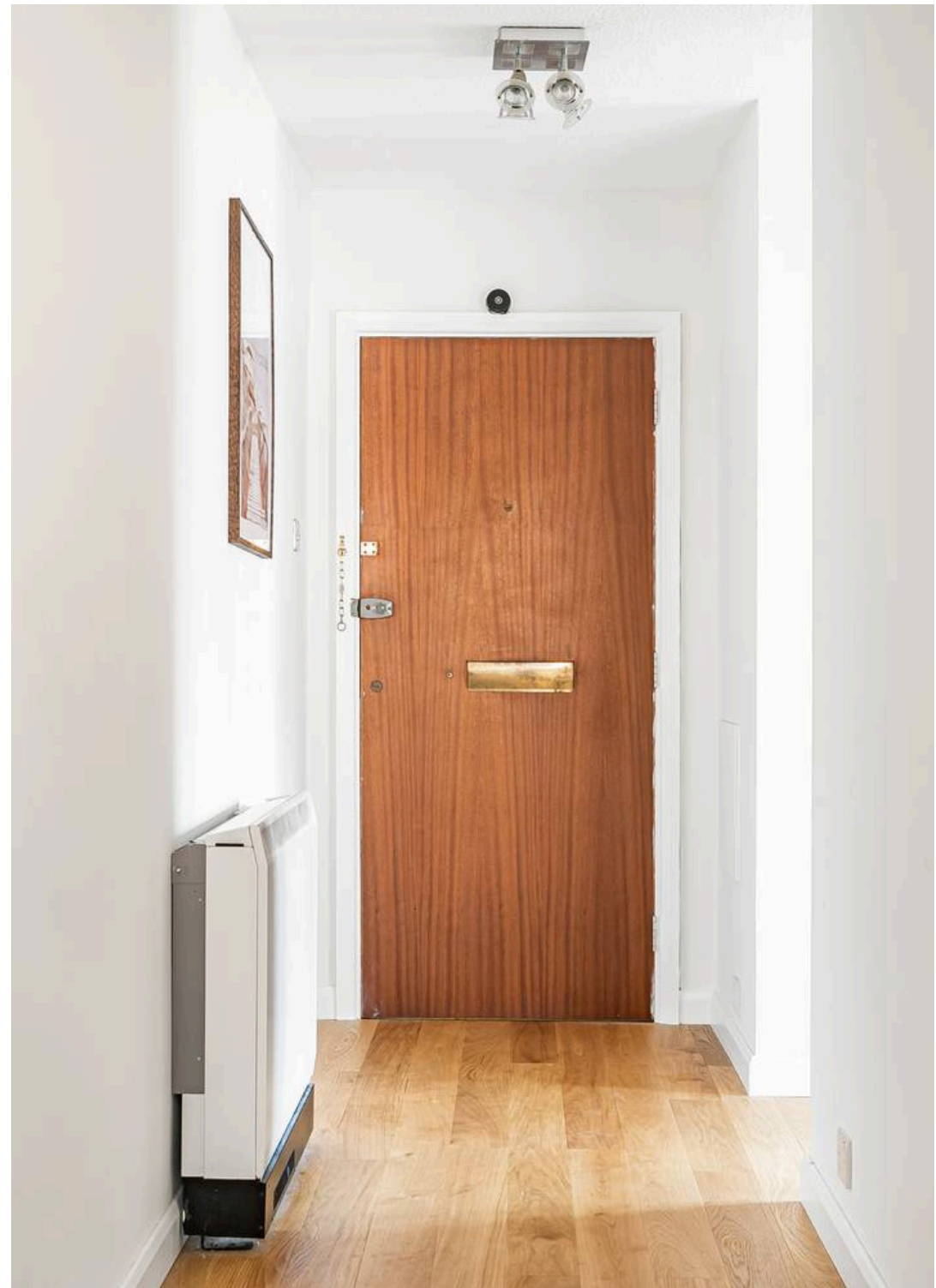
Council Tax band: C

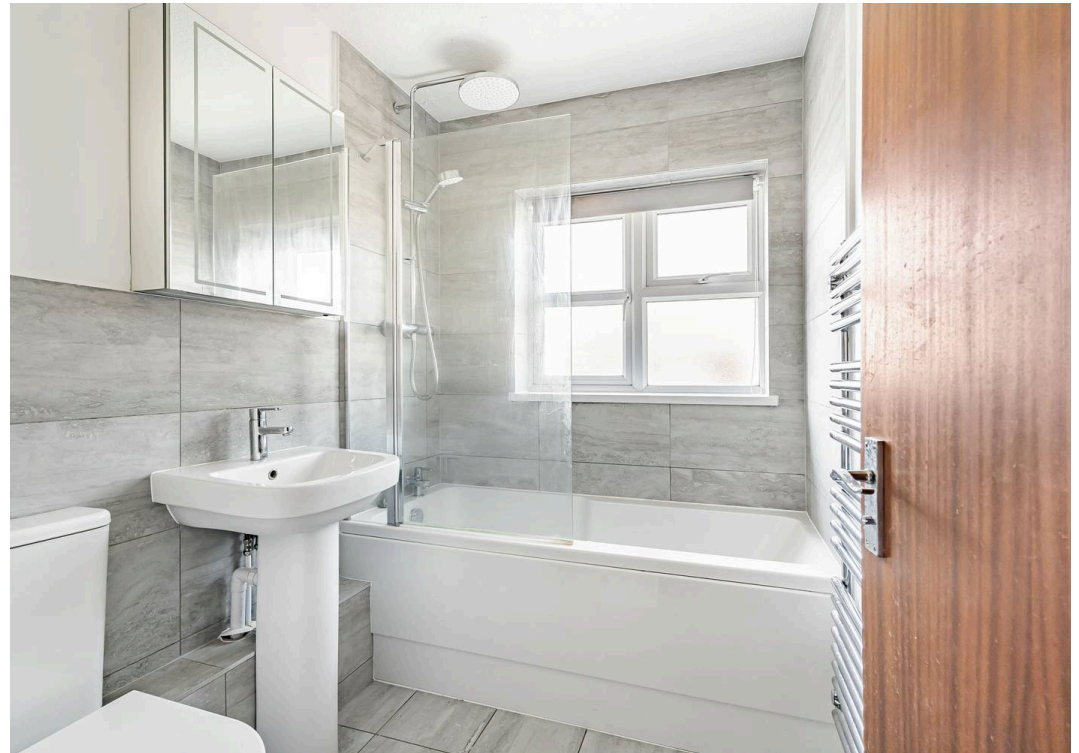
Tenure: Leasehold

EPC Energy Efficiency Rating: C

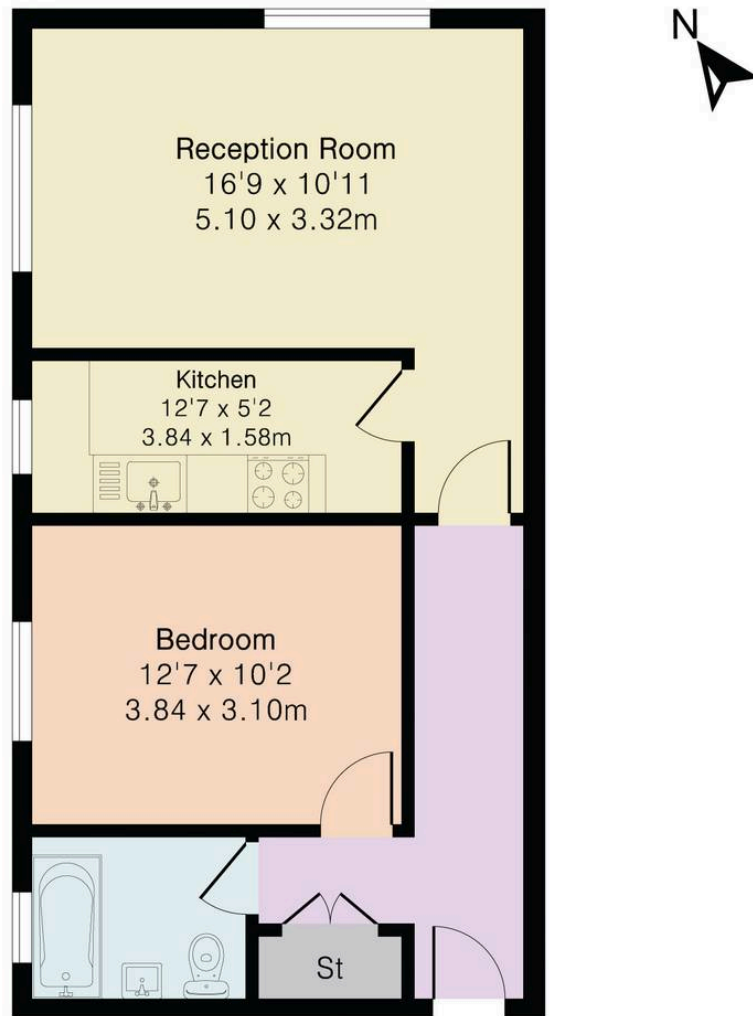
EPC Environmental Impact Rating: E

- Immaculately presented one bedroom first floor apartment
- Spacious dual aspect living room with dining area
- Allocated parking space and modern kitchen & bathroom
- Ideal first time buy or investment opportunity, close to Ashtead station





Approximate Gross Internal Area 560 sq ft - 52.0257 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





## Jackie Quinn Estate Agents

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