



Jackie Quinn
estate agents

Flat 2, 127 Barnett Wood Lane, Ashted

Guide Price **£365,000**

This two bedroom, first floor conversion apartment is situated in a convenient location just over half a mile from Ashted train station and within easy reach of shops and amenities. The property has lovely high ceilings and is bright and airy throughout.

The property comprises, entrance hall, kitchen, reception room and bathroom.

The communal rear garden is beautifully maintained, laid mainly to lawn with mature trees, hedging and shrub borders. The apartment has one parking space to the front of the property and shared use of a garage.

Ashted train station provides frequent services to Waterloo, Victoria and London Bridge in approximately 35 to 40 minutes and shops and amenities in both Ashted and Leatherhead are easily accessible. Many sought after local schools are also close by.

An ideal first time buy, downsize or investment opportunity - the property could achieve a monthly rent in the region of £1,700 per calendar month.

Leasehold - 147 years remaining

Service charge : £150 per month

Ground rent : £148 annually

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two double bedrooms
- Allocated parking
- Beautifully maintained communal garden
- Shared garage for storage



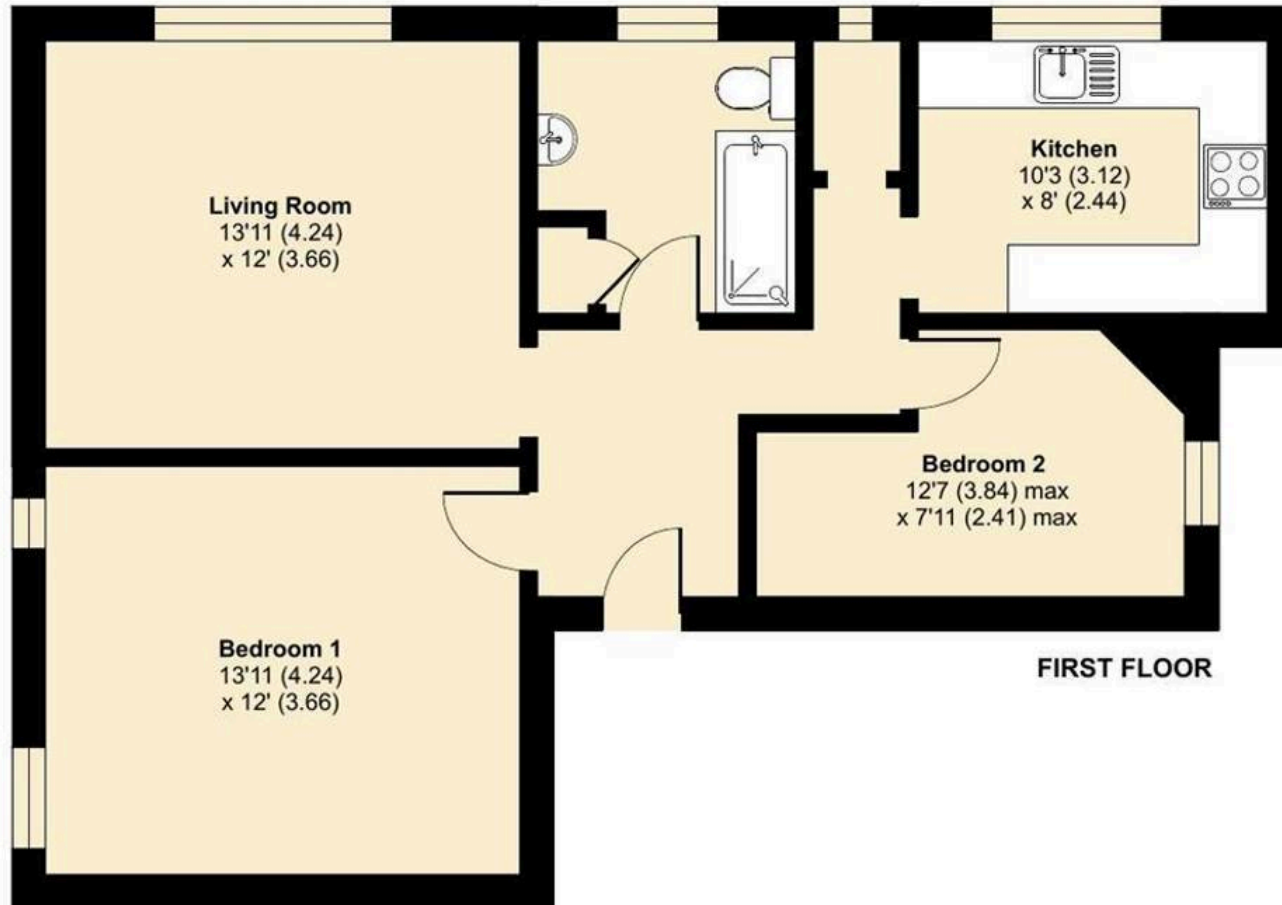




Barnett Wood Lane, Ashted, KT21

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale





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