



**GROUND FLOOR MAISONETTE**

**NO ONWARD CHAIN  
SHARE OF FREEHOLD**

**2 BEDROOMS**

**SHARED COURTYARD & GARDEN  
RESERVED PARKING SPACE**

**Christies Residential are pleased to offer for sale this 2 bedroom ground floor maisonette with Share Of Freehold which is situated in the centre of Ashted Village. The property benefits from: no onward chain, gas central heating, 16' x 15' lounge, fitted kitchen, family bathroom, shared courtyard & small garden area and reserved parking space.**

**10 Rectory Lane, Ashted, Surrey,  
KT21 2BB**

**£299,950**

Entrance Hall  
Via own front door. Carpet.

Lounge  
16.6" X 15.1" (5.06m X 4.6m)  
Two double glazed windows. Carpet.

Fitted Kitchen  
9.1" X 7" (2.77m X 2.13m)  
Single glazed window. Range of fitted wall & base units with inset stainless steel sink. Built in electric cooker and gas hob with extractor over. Freestanding fridge and washing machine. Wood effect flooring.

Family Bathroom  
8.8" X 5.6" (2.68m X 1.71m)  
Matching white suite comprising: panel enclosed bath with mixer shower & fitted screen, pedestal wash hand basin & low level WC. Fitted mirror and shaver point. Extractor. Wood effect flooring.

Bedroom 1  
10.7" X 9.1" (3.26m X 2.77m)  
Double glazed window. Fitted wardrobe. Carpet.

Bedroom 2  
11.5" X 7.8" (3.51m X 2.38m)  
Double glazed window. Fitted wardrobe with new wall mounted boiler to the corner. Carpet.

Small Shared Garden Area

Shared Courtyard

Reserved Parking Space  
Back to back with neighbour above.

TENURE  
SHARE OF FREEHOLD  
With Underlying 123 Year Unexpired Lease

GROUND RENT  
Not charged since Share of Freehold bought in 2021

SERVICE CHARGE  
£1383.00 Per year

Local Authority  
Mole Valley District Council

Council Tax  
Tax Band C





	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Ground Floor**  
Approx. 579.3 sq. feet



Total area: approx. 579.3 sq. feet

Please note that this floor plan is not to scale and is for illustrative purposes only. Plan produced using PlotUp.

**IMPORTANT NOTES - PLEASE READ**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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