

6 Ashlea House Fordbridge Road, Ashford, TW15 2SE



Asking Price £345,000 Share of Freehold



A BEAUTIFULLY PRESENTED 2 DOUBLE BEDROOM PURPOSE BUILT FLAT ON THE TOP FLOOR IN A SMALL AND DESIREABLE WELL MAINTAINED BLOCK WITH DOUBLE GLAZING AND SPACIOUS BALCONY HAVING STUNNING AND UNINTERRUPTED VIEWS ACROSS ASHFORD COMMON GOLF COURSE WITH A BENEFIT OF SHARE OF FREEHOLD, PRIVATE GARAGE AND RESIDENTS PARKING. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

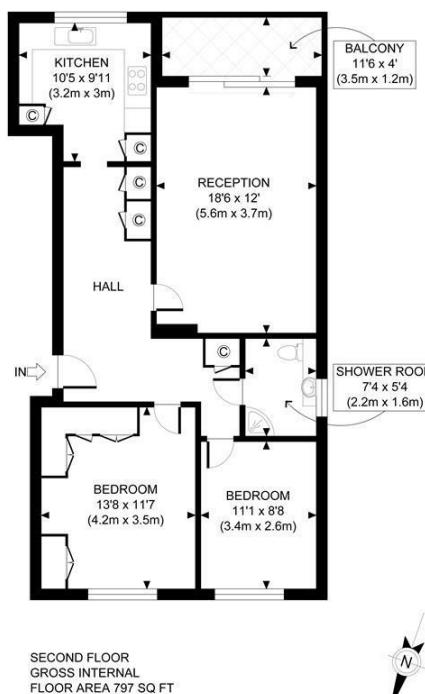
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FOR SALE

Set within a highly sought-after block of just 6 purpose-built flats with wonderful views across Ashford Common Golf Course this second floor property with entry phone features a good-sized receiving hall leading to 2 excellent sized bedrooms, the master with a range of built-in wardrobes, a modern bathroom and a well fitted modern kitchen having splendid views of the golf course. The sunny aspect lounge has sliding picture window doors out onto a private balcony with further stunning views of the golf course. With well-maintained grounds, private garage, residents parking and a Share of the Freehold this is perfect as a very desirable home and investment

LOCATION

Situated in this highly sought-after development with views across the golf course and yet within a short distance of town centre and the station. Convenient access to the A318 leading to Sunbury, the A316 the M3 and also the M25. Staines, Windsor, Laleham Village and Chertsey are also nearby.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 797 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 797 SQ FT / 74 SQM	Ashlea House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 20/05/22
	photoplans



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
(81-91)	B	73	75
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.