

## 5, Lud Lodge, London Road, Ashford, Surrey, TW15 3AQ



**Asking Price £344,950 Leasehold**



**A SPACIOUS AND FULLY REFURBISHED 3 BEDROOM, 2 BATHROOM PURPOSE BUILT LUXURY FLAT. THIS STUNNING FLAT HAS 950 YEARS REMAINING ON ITS LEASE. WITH ENTRY PHONE SYSTEM AND FEATURING A SPLENDID OPEN PLAN KITCHEN INTO A GENEROUS SIZED SUNNY ASPECT LOUNGE. THE HIGH SPEC FITTED KITCHEN BOASTS TOP OF THE RANGE NEW APPLIANCES AND NATURAL STONE WORKTOPS. THE 3 BEDROOMS ARE ALL DOUBLE WITH ONE HAVING AN ENSUITE BATHROOM. THE MAIN FAMILY BATHROOM IS FULLY TILED WITH STUNNING MARBLE. VIEWINGS HIGHLY RECOMMENDED.**

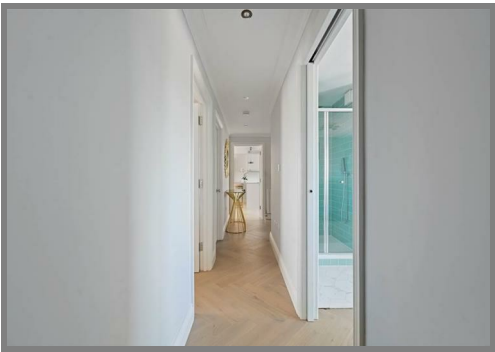
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FOR SALE

A most desirable and spacious 3 bedroom flat benefiting from a long lease of 950 years with entry phone, new double glazing, new boiler and gas central heating. Recently refurbished to a very high standard and featuring 3 double bedrooms with 2 bathrooms along with a bright and sunny aspect lounge leading to a high spec open plan newly fitted kitchen with built in appliances. The flat is well presented throughout with plenty of storage space, parking and communal grounds. No forward chain. LONG LEASE

LOCATION

Convenient access into Staines, London and Heathrow Airport with Ashford Town Centre and Station less than a mile away.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 788 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 788 SQ FT / 73 SQM

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

Lud Lodge

date25/05/22

photoplan

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			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.