





## **HASCOMBE HOUSE, 73 THE STREET ASHTEAD, KT21 1AA**

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**A Spacious First Floor Studio Apartment  
Located In The Heart Of The Village  
Beautifully Presented Throughout  
Allocated Parking Space**

**119 Year Lease Unexpired • Entrance Hall  
Double Aspect Living Room/Bedroom  
Full Length Wide Windows  
Modern Fitted Kitchen With Built In Appliances  
Modern Shower Room • New Fitted Carpets  
Telephone Entry System  
Immediate Vacant Possession**



AN ATTRACTIVE PURPOSE BUILT FIRST FLOOR studio apartment constructed around 2010 and situated in an excellent central location in the heart of the village within a stone's throw of Marks & Spencers and independent retailers and restaurants. The apartment is beautifully presented throughout having just been decorated and features newly fitted carpets and a bright double aspect living room/bedroom with two wide double glazed full length windows and juliet balconies plus modern fitted kitchen which includes built in appliances and breakfast bar. The apartment benefits further from a long lease, security entry system, allocated parking space and no ongoing chain.

## GROUND FLOOR

### COMMUNAL ENTRANCE

Covered communal entrance porch, recessed ceiling lights, secure entry system leading to lobby with stairs to first floor landing.

## FIRST FLOOR

### ENTRANCE HALL

front door with spyhole, telephone intercom system, built in storage cupboard housing consumer unit, smoke detector, door to:

### MODERN SHOWER ROOM

Modern white suite comprising corner shower cubicle, sliding glazed shower screen, independent Triton shower unit, wash hand basin, mixer tap, cupboard under, low level w.c., chrome towel rail, ceramic tiled floor, recessed ceiling lights, extractor fan, fully tiled walls, fitted mirror with feature lights.

### LIVING ROOM/BEDROOM/KITCHEN 18'2" × 9'8" (5.54m × 2.95m)

A light and spacious double aspect room with two wide double glazed full length windows with juliet balconies, two electric wall heaters, tall fitted storage cupboard, opening to recess:

### FITTED KITCHEN

Fitted with an excellent range of wall and floor units with chrome bar handles, contrasting light wood effect work surfaces, inset single drainer stainless steel sink unit, mixer tap, built in Indesit electric oven & grill, inset 4 ring ceramic hob, stainless steel extractor/chimney hood above, integrated fridge with freezer compartment, integrated washing machine, part tiled walls, ceramic tiled floor, recess ceiling lights.

## OUTSIDE

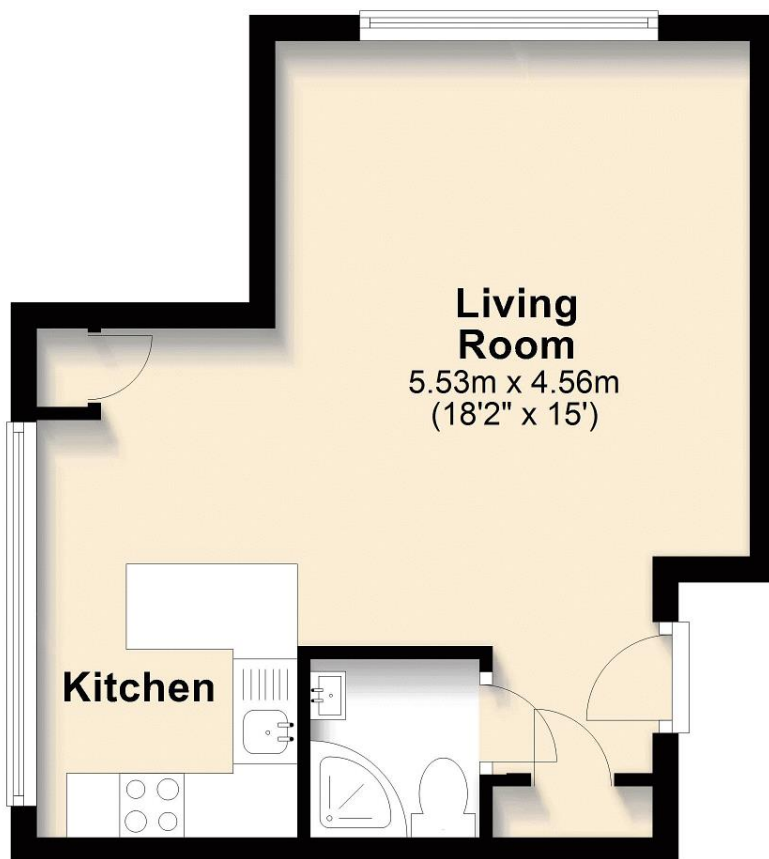
### ALLOCATED PARKING SPACE

Situated to the side of the building.



## First Floor Flat

Approx. 28.7 sq. metres (308.5 sq. feet)



Total area: approx. 28.7 sq. metres (308.5 sq. feet)

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley Council, council tax band C.

Note 4 - Lease 125 years from 2010.(119 years unexpired)

Note 5 - Ground Rent £50 pa.

Note 6 - Maintenance approx £1,202 pa.

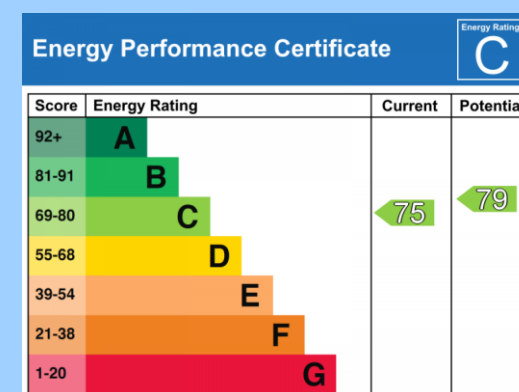
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