



10 Rectory Lane, Ashted, KT21 2BB



£275,000 - £300,000



- **GROUND FLOOR MAISONETTE**
- **2 BEDROOMS**
- **SHARE OF FREEHOLD**
- **SHARED COURTYARD & SMALL GARDEN AREA**
- **RESERVED PARKING SPACE**
- **NO ONWARD CHAIN**



\*\*\*\* Guide Price £275,000 - £300,000 \*\*\*\*

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.



Council: Mole Valley Band: C  
Tenure: Share of Freehold  
Length of Lease:  
Service Charge: £1,383  
Ground Rent: £0



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		

## Ground Floor

Approx. 579.3 sq. feet



Total area: approx. 579.3 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.