



ESTATE AGENTS



New Poplars Court, Ash Street, Ash, Surrey, GU12 6LH

Asking Price £210,000

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Offered to the market with no onward chain, this immaculately presented one bedroom ground floor apartment, which has been modernised throughout.

The property benefits from a large double bedroom with built in storage, a re-fitted bathroom, modern kitchen with integrated appliances and a 15tf living/dining room.

There are French doors leading out to a private patio area which is surrounded by communal gardens.

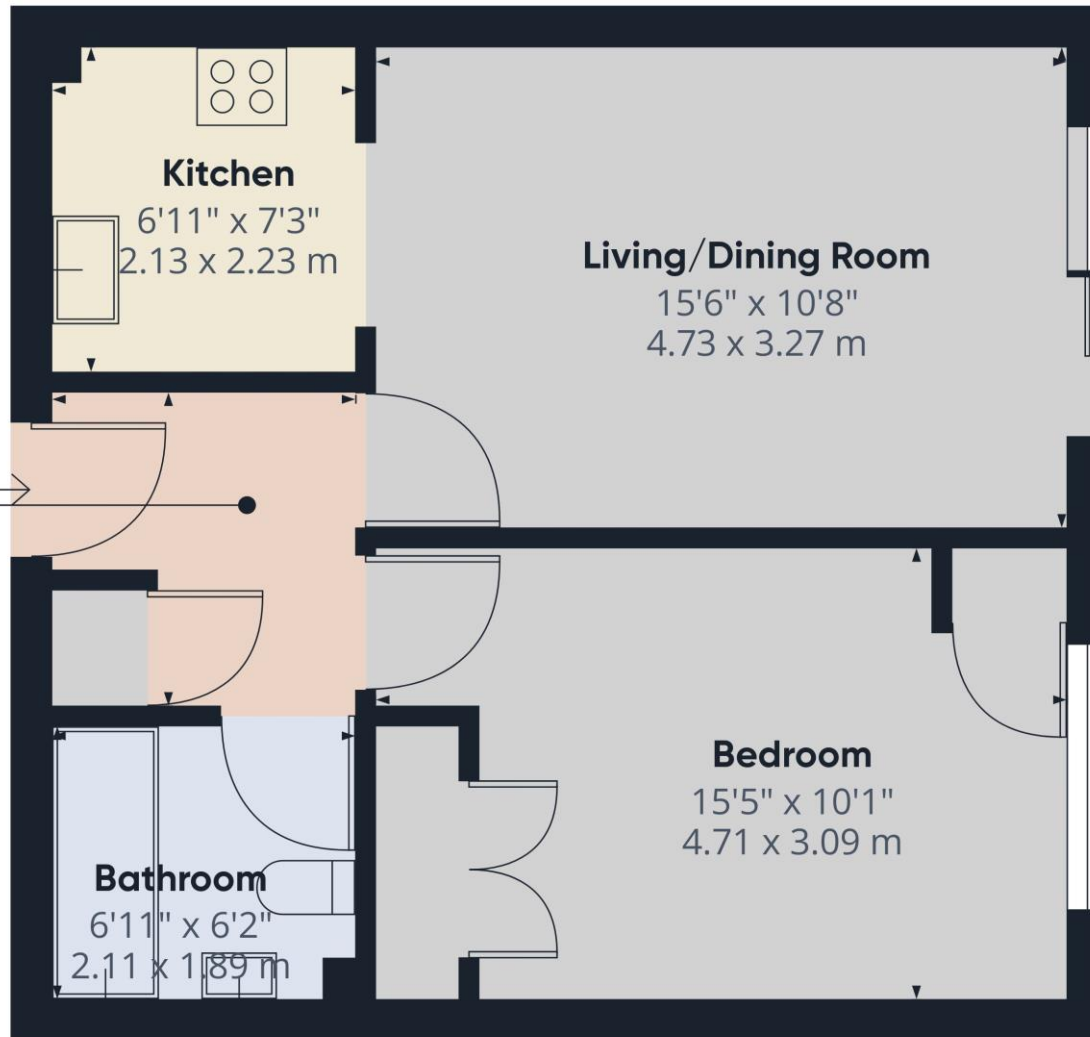
The property further benefits from allocated parking, with additional visitors spaces available.

Council Tax Band B

- Ground Floor With Private Patio
- Allocated Parking And Visitors Spaces
- Sought After Location
- Double Bedroom
- Recently Refurbished
- Communal Gardens
- South Facing
- EPC - C



Floorplan



Approximate total area⁰¹
465.88 ft²
43.28 m²

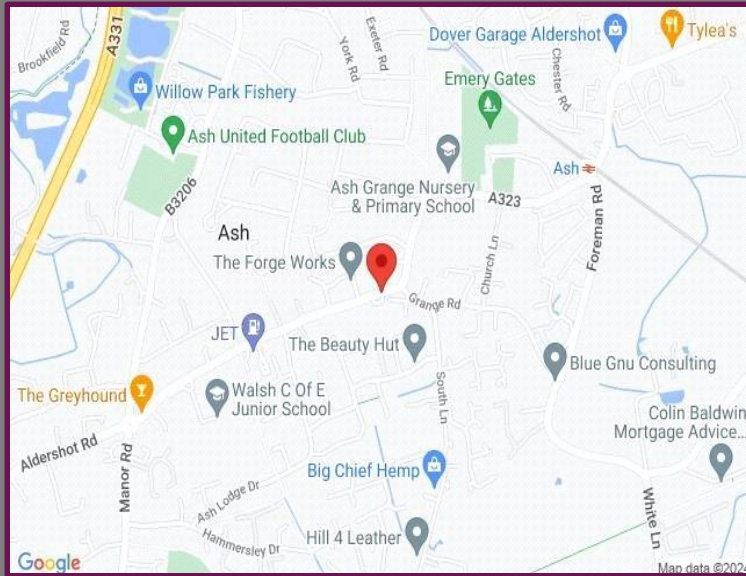
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Location

The property has fantastic transport links including the A331, M3 and is withing close proximity to Ash and Ash Vale Train Stations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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