



**20 New Poplars Court, Ash Street,
Ash, GU12 6LH**


MARTIN&CO

20 New Poplars Court, Ash

- Ample off road parking
- Two double bedrooms
- 158 year lease
- Walking distance to Ash Train Station
- Top floor
- Well presented throughout

Martin & Co are delighted to bring to the market this well presented, two double bedroom, top floor apartment. Set within a desirable private development, this property further benefits from ample off road residents and visitor parking, a long lease, reasonable charges, and access to great road and rail links! Viewings are strongly advised.

New Poplars Court is conveniently located on the fringes of Ash Green, just a short walk from Ash Station (0.5 miles) which provides routes into London Waterloo in just 54 minutes, Guildford in just 9 minutes, Woking in 26 minutes, and a direct line into Reading in 35 minutes. The property is also conveniently located for access to local amenities and road links which include the A331, A31, M3 and A3.

Upon arrival at New Poplars Court, you will notice the well-kept communal grounds, ample allocated and visitor parking bays, and the secure communal entrance. Once inside the communal entrance, a stairway will take you to the top floor where 20 New Poplars Court can be found.



On entering the apartment, you are greeted by an entrance hall which provides doorway access into the open plan living/kitchen/dining room, two double bedrooms, and the family bathroom.

The open plan living/kitchen/dining room is a great space to relax and enjoy. Being top floor, this bright and airy space benefits from scenic views out to the surrounding areas which can be enjoyed from the comfort of your quiet, private apartment.

The kitchen area is comprised of a mixture of eye and base level storage units, rolltop work surfaces, integrated oven, hob, and overhead extractor fan. There is also additional space for freestanding appliances.

Both bedrooms benefit from integrated storage cupboards and allow ample space for a double bed and freestanding bedroom furniture.

The family bathroom has been fitted with a modern four piece suite which includes WC, hand basin, bath, and shower.

Additional benefits include a loft space and gas central heating (boiler replaced in 2016).

Remaining lease: 158 Years

Annual service charge: £1,380

Annual ground rent charge: £200

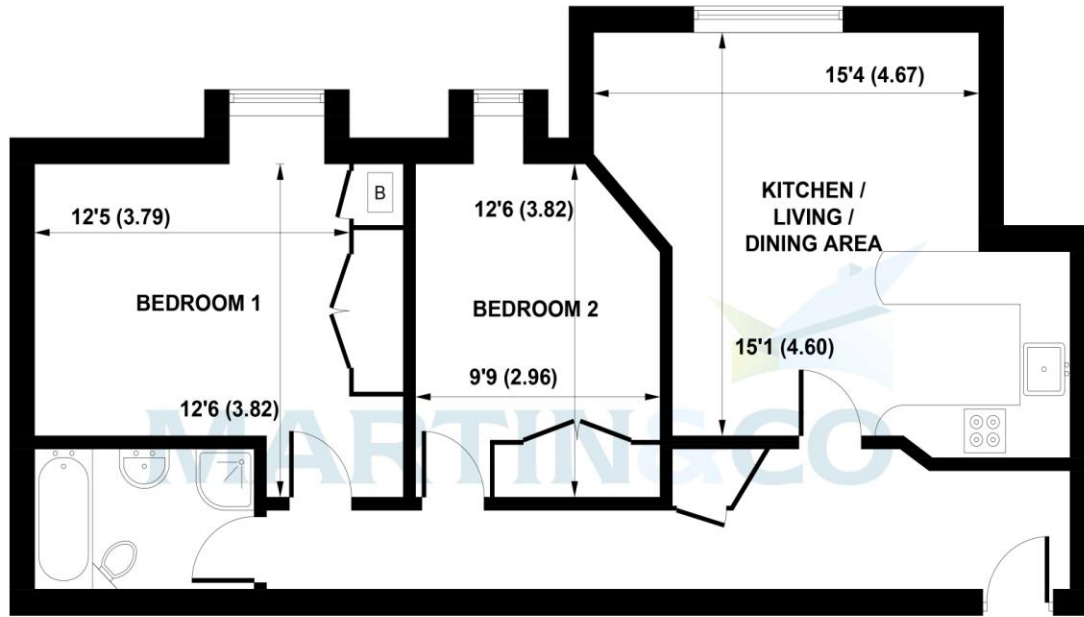
Council tax band: C

Estimated rental income: £1200 PCM



New Poplars Court, Ash

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1023309)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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