



**PANTERA  
PROPERTY**

10 North Park Road  
Harrogate  
HG1 5PG

Suite 3, 46 Crawford Street  
London  
W1H 1JU

0330 118 6610  
office@panteraproperty.com  
www.panteraproperty.com



## 82 Violet Way

Kingsnorth, Ashford, TN23 3GH

\*\* 45% can be purchased through Shared Ownership for £100,000\*\*  
A two bedroom maisonette located within Kingsnorth.

**Asking price £200,000**

# 82 Violet Way

Kingsnorth, Ashford, TN23 3GH

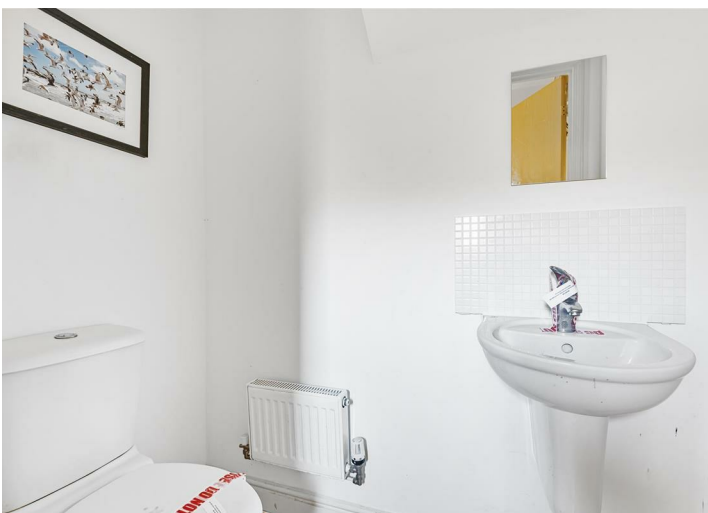
- Maisonette
- Three bedrooms
- Vacant Possession
- Garage and off-street parking
- No onward chain
- EPC Rating C
- 125 Year lease from 1st January 2007

Pantera Property offer to the market a two bedroom maisonette, providing off street parking and a garage. The property offers a great opportunity to add value and is in need of modernisation. The property offers a kitchen dining room, the house bathroom, downstairs bathroom, three bedrooms and en-suite.

## Location

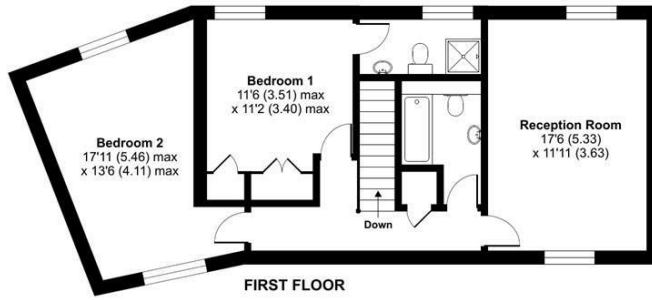
The property is located in Kingsnorth, on Violet Way, which can easily be accessed off Church Hill. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to include leisure facilities, station, shops, cafes and restaurants.





**Violet Way, Kingsnorth, Ashford, TN23**

Approximate Area = 1018 sq ft / 94.6 sq m  
 Garage = 161 sq ft / 15 sq m  
 Total = 1179 sq ft / 109.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©nichecom 2023. Produced for Pantera Property. REF: 926430



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



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