

10a Napier Road, Ashford, TW15 1TG



Asking Price £249,000 Leasehold



A charming and well-presented first floor one bedroom maisonette with recently refurbished kitchen. The property has allocated parking space and a delightful garden. Conveniently positioned close to Sunbury Cross with the M3 and M25 also close to hand. Long lease and low outgoings.

10a Napier Road, Ashford, TW15 1TG

FOR SALE

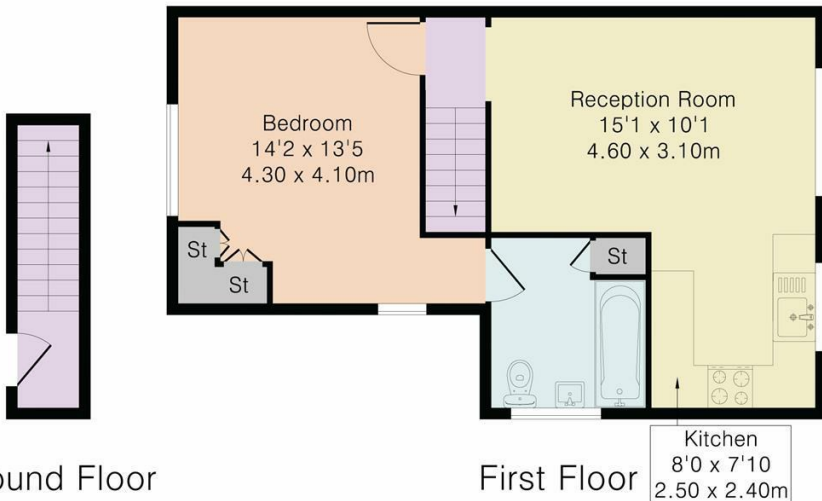
This bright and airy maisonette has street front door with private staircase to the first floor providing access to an open plan lounge/dining room. Recently fitted kitchen, bathroom and a large double aspect bedroom. Generous loft space for storage and a pleasant garden.

LOCATION

Conveniently positioned close to Sunbury Cross and large supermarket. Sunbury Rail Station is a mile away and the M3 & M25 are easily accessible



Approximate Gross Internal Area 507 sq ft – 47 sq m
 Ground Floor Area 44 sq ft – 4 sq m
 First Floor Area 463 sq ft – 43 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Proposed	Very environmentally friendly - lower CO ₂ emissions	Current	Proposed
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	72	77	England & Wales	EU Directive 2002/91/EC

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.