



12 Wayside Flats Ashford Road

St. Michaels, Tenterden, TN30 6DD

This well-presented two-bedroom, first floor maisonette benefits from a private ground floor entrance and garden. The property comprises two double bedrooms, a well-proportioned sitting room and modern kitchen. The property is located close to the amenities of St Michaels and there is unallocated lay by parking directly outside. The property is offered chain free and would also be ideal as a buy to let. Annual Service Charge is approx £708. Lease has just been renewed for 140 years.

Price Guide £215,000

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- CHAIN FREE
- PRIVATE GARDEN
- NEWLY RENEWED LEASE FOR 140 YEARS
- TWO DOUBLE BEDROOMS
- PRIVATE GROUND FLOOR ENTRANCE
- IDEAL INVESTMENT PROPERTY
- SPACIOUS SITTING/DINING ROOM
- CLOSE TO LOCAL AMENITIES

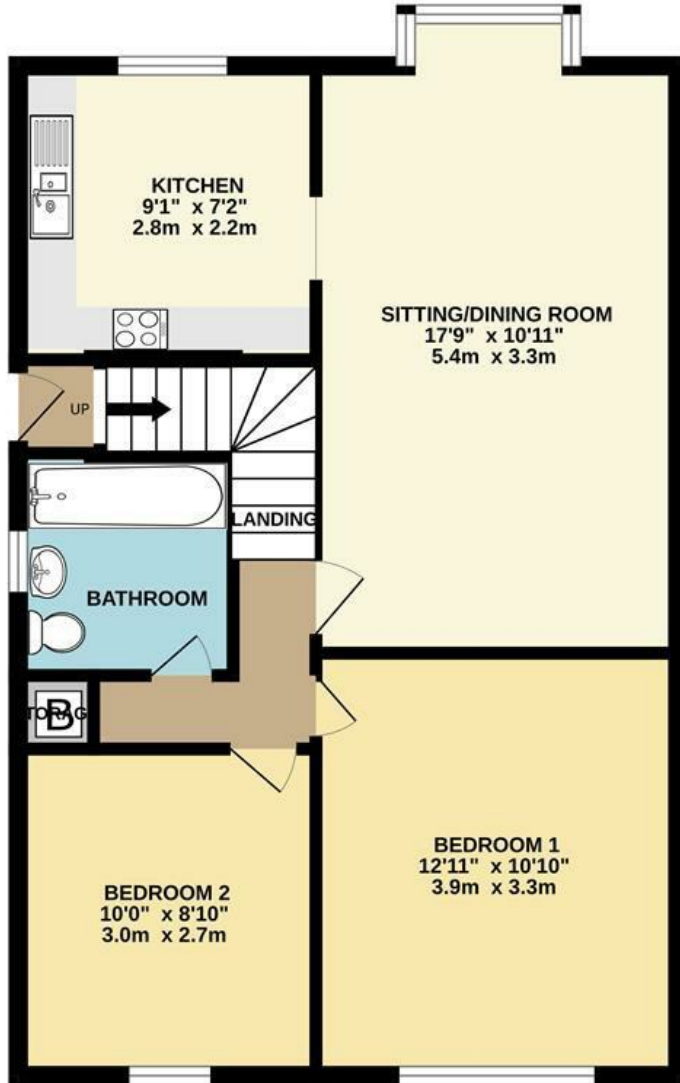


Directions

out of office turn left. before petrol station in St Michaels on right hand side on bank.

Floor Plan

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	