



**Guide Price**  
**£220,000**

**Leasehold**

2x  2x  1x 

**Forest Avenue, Ashford,  
Kent, TN25**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Beautiful duplex apartment, split across the first and second floor
- Allocated parking space alongside visitor parking bays
- Situated in the incredibly popular Orchard Heights estate
- Well-proportioned double bedrooms
- Communal garden to the rear
- Newly extended lease with no ground rent

## Accommodation

### FIRST FLOOR

Hallway  
Cloakroom  
Kitchen: 14'2 x 7'11 (4.32m x 2.41m)  
Lounge: 14'2 x 14'2 (4.32m x 4.32m)

### SECOND FLOOR

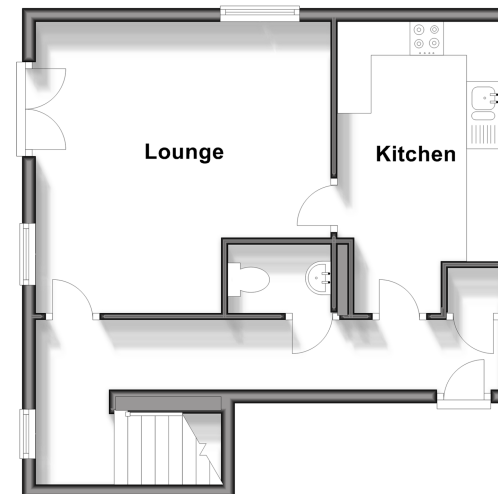
Landing  
Bedroom 1: 15'11 x 9'2 (4.85m x 2.80m)  
En-Suite Shower Room  
Bathroom  
Bedroom 2: 12'2 x 9'3 (3.71m x 2.82m)

### OUTSIDE

Allocated Parking

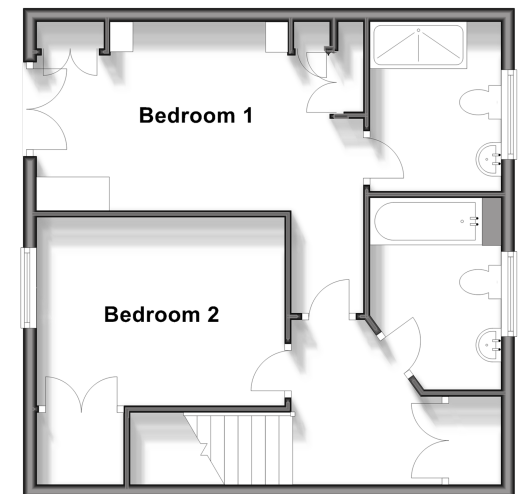
### First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



### Second Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Call Ashford - 01233 639531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale