

for sale

guide price **£170,000**



## Billington Grove Willesborough Ashford TN24 0FY

Two Bedroom Ground Floor Flat - No Onward Chain - Private Patio Area - Exclusive use of Communal Gardens - Service Charge includes Water Use - Ensuite to Master Bedroom - Well Presented Throughout - Secure Phone Entry System - Close to Park & Bus Route - Ideal First Time Buy or Investment Property



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## Lounge Area

17' 10" x 9' 8" ( 5.44m x 2.95m )

## Kitchen Area

9' 8" x 7' 10" ( 2.95m x 2.39m )

## Bedroom 1

9' 3" x 16' 9" ( 2.82m x 5.11m )

## En-Suite

## Bedroom 2

6' 7" x 10' 5" ( 2.01m x 3.17m )

## Bathroom



Outside

Private Patio Area

Communal Parking





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01233 502020**  
**E [parkfarm@connells.co.uk](mailto:parkfarm@connells.co.uk)**

Unit 3 Moatfield Meadow Kingsnorth  
 ASHFORD TN23 3LU

Property Ref: PFM404817 - 0011

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/PFM404817](http://connells.co.uk/Property/PFM404817)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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