

for sale

guide price **£190,000**



Galloway Drive Kennington Ashford TN25 4QQ

Situated on the sought-after Galloway Drive in Kennington, this delightful two-bedroom first-floor flat offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Whether you're stepping onto the property ladder or adding to your portfolio, this flat is ready to welcome you.



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Lounge

13' 9" x 11' 1" (4.19m x 3.38m)

Kitchen

9' 1" x 5' 9" (2.77m x 1.75m)

Bedroom 1

10' 5" x 10' (3.17m x 3.05m)

Bedroom 2

9' 2" x 6' 3" (2.79m x 1.91m)

Bathroom



Outside

Allocated Parking

Agents Note

'The Vendor advises that they pay £125 per annum towards the ground rent and £1743.08 towards the service charge'





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Unit 3 Moatfield Meadow Kingsnorth
 ASHFORD TN23 3LU

Property Ref: PFM406232 - 0005

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1743.08

Ground Rent: 125.00

view this property online connells.co.uk/Property/PFM406232

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Sep 2003. 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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