



Flat 1, Appleby Court 12-18 Dering Road, Ashford

Offers in Region of £190,000

Flat 1

Appleby Court 12-18 Dering Road, Ashford

Exciting 1-bed End of Terrace Maisonette in sought-after location near Ashford Town Centre. Features modern kitchen, spacious living area, double bedroom, contemporary bathroom, courtyard patio, storage shed, and two allocated parking spaces. Perfect for first-time buyers or investors at £190,000. Council Tax band: B

Tenure: Leasehold

- £190,000
- No Onward Chain
- One bedroom End of Terrace Maisonette
- Well presented throughout
- Two allocated parking spaces
- Ideal first time buy or investor property
- Close proximity to Ashford Town centre and Train station



Entrance Porch

Wooden Entrance door. Coconut matting. Consumer unit to the wall.

Hall

Vinyl flooring with carpet to the stairway. Dimplex quantum wall mounted heater.

Lounge/Dining Room

16' 11" x 10' 11" (5.15m x 3.33m)

Vinyl flooring. Window to the front. Dimplex quantum wall mounted heater. Understairs cupboard.

Kitchen

7' 5" x 10' 5" (2.27m x 3.18m)

Wooden door to the rear courtyard. Window to the rear. Vinyl flooring. Dimplex quantum wall mounted heater. Work surface with tiled splashbacks. Metal sink and drainer. Electric hob, oven and overhead extractor. Wall and floor storage units. Integral fridge freezer and washing machine.

Utility area

Vinyl flooring. Small worksurface. Plumbing for a washing machine.

Landing

Carpet laid to floor. Loft access. Storage cupboard housing the hot water tank.

Bedroom

12' 4" x 11' 1" (3.76m x 3.37m)

Carpet laid to floor. Window to the front. Dimplex quantum wall mounted heater. Three storage cupboards.

Bathroom

6' 2" x 10' 6" (1.89m x 3.21m)

Vinyl flooring. Two Velux style windows. Heated towel radiator. Part tiled walls. Bath with an overhead rainfall shower and hair washing attachment. W.C and washbasin with a built in vanity unit.



REAR GARDEN

Courtyard patio to the rear with a brick built storage shed.

FRONT GARDEN

Paved pathway with a small lawn area. Brick built storage shed.

ALLOCATED PARKING

2 Parking Spaces

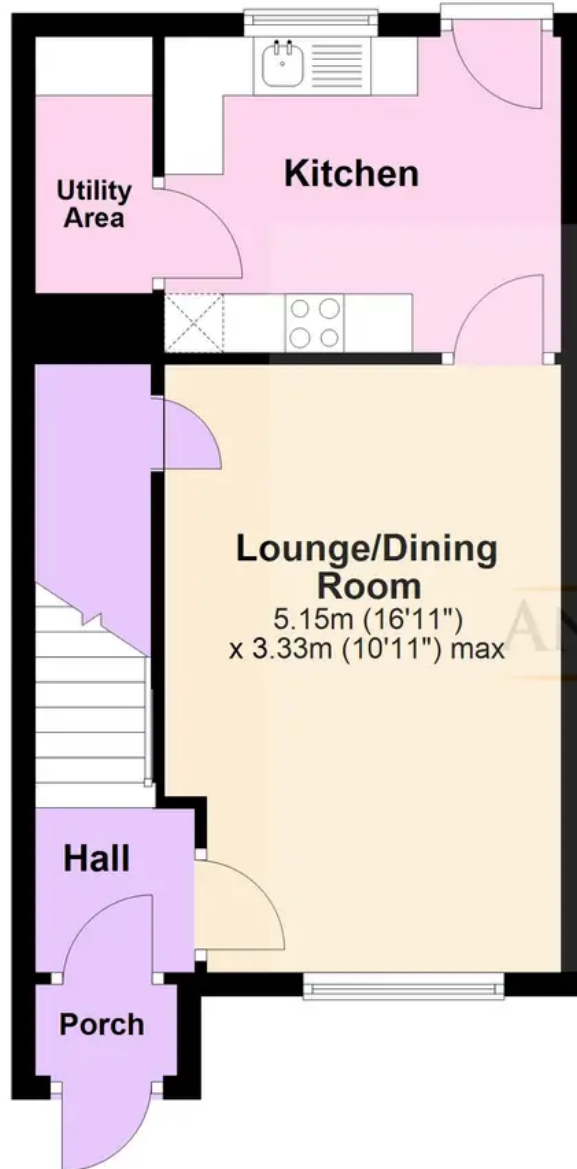
Two allocated parking spaces.





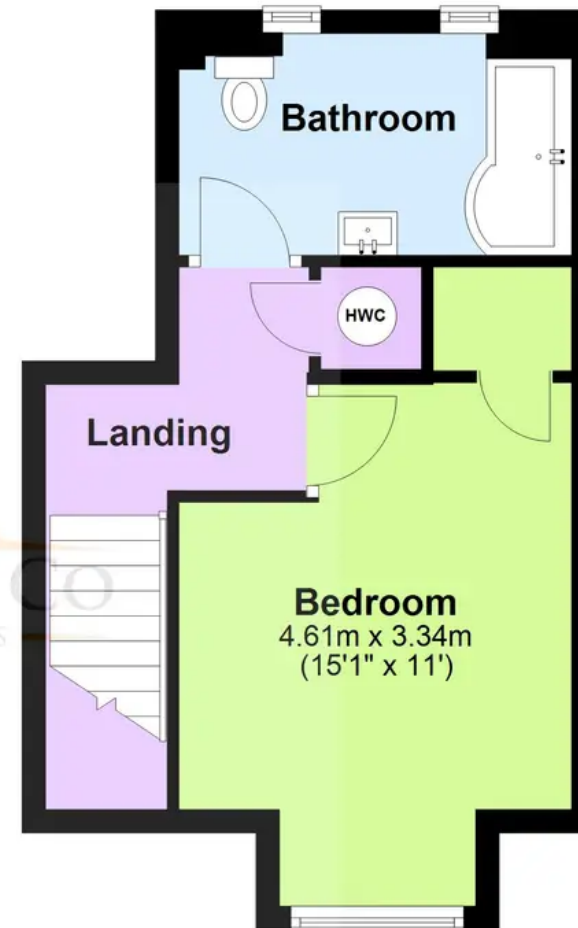
Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 63.6 sq. metres (684.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Andrew & Co Estate Agents - Ashford

01233 632383

info@andrewandco.co.uk

