

for sale

£450,000



## Stonegate Wye Ashford TN25 5DD

An excellent sized, first floor, apartment exclusively for those over the age of 55 found in the heart of the village of Wye. For your chance to view, please contact the sole agent Connells.



# Stonegate Wye Ashford TN25 5DD

## Entrance Hall

### Lounge

15' 9" x 13' ( 4.80m x 3.96m )

### Dining Area

12' 3" x 7' 11" ( 3.73m x 2.41m )

### Kitchen

12' 3" x 7' 5" ( 3.73m x 2.26m )

### Conservatory

13' 1" x 7' 8" ( 3.99m x 2.34m )

### Bedroom 1

13' 8" x 12' 9" ( 4.17m x 3.89m )

### En-Suite

6' 10" x 6' 3" ( 2.08m x 1.91m )

### Bedroom 2

13' 8" x 10' ( 4.17m x 3.05m )

## Bathroom

6' 9" x 6' 1" ( 2.06m x 1.85m )

## Outside

## Garage

## Communal Gardens

## Communal Satellite System

Currently a charge of £120.00 per annum







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](http://www.focalagent.com)

To view this property please contact Connells on

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77 High Street  
 ASHFORD TN24 8SF

Property Ref: ASH407806 - 0008

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/ASH407806](http://connells.co.uk/Property/ASH407806)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1996. 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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