

for sale

guide price **£190,000 - £200,000**



## Milne Road Willesborough Ashford TN24 0EN

A well presented two bedroom ground floor flat in Willesborough. This home would make the perfect first time purchase or an ideal buy-to-let opportunity, For all enquiries please call the sole agent Connells!



# Milne Road Willesborough Ashford TN24 0EN

## Entrance Hall

### Lounge

11' 1" x 16' 4" ( 3.38m x 4.98m )

### Kitchen

7' 3" x 11' ( 2.21m x 3.35m )

### Bedroom 1

9' 7" x 13' 4" ( 2.92m x 4.06m )

### Bedroom 2

9' 7" x 14' 7" ( 2.92m x 4.45m )

### Bathroom

5' 9" x 7' 9" ( 1.75m x 2.36m )

### Agents Note

The sellers advise that they pay £600 per annum as a contribution to the reserve fund which is included in the £2263.56

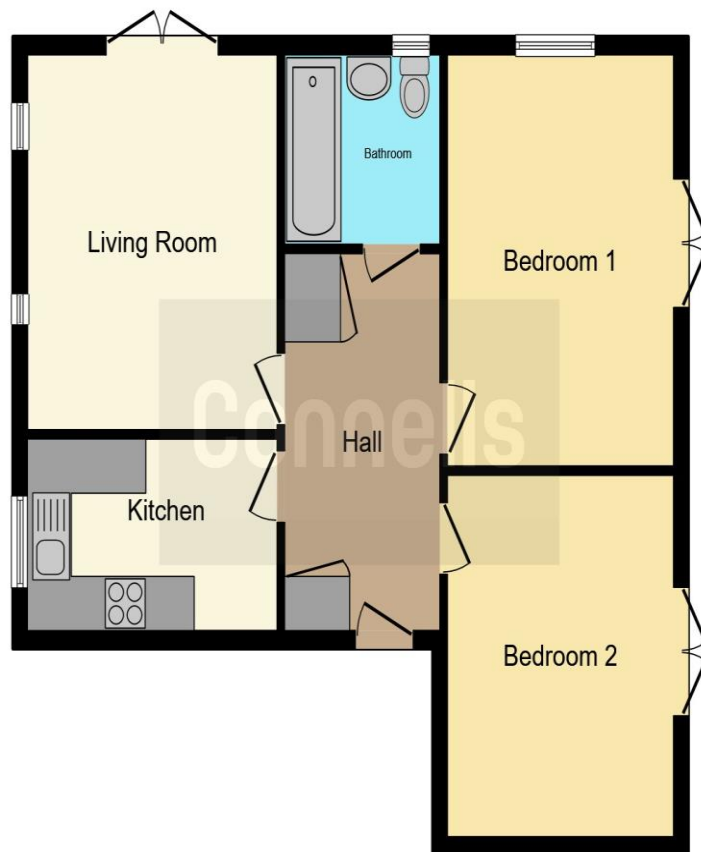
current service charge. Please contact the branch for more information.

### Agents Note

The seller advises that the cladding at the top of the building has a ESW1 form in place. Please contact the branch for more information and ask your legal representative for more information.







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 622206**  
**E ashford@connells.co.uk**

77 High Street  
 ASHFORD TN24 8SF

Property Ref: ASH407852 - 0008

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/ASH407852](http://connells.co.uk/Property/ASH407852)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 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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