



Longacre Road, Singleton

Ashford, Kent, TN23



DESCRIPTION

A well presented second floor apartment well situated within the popular Singleton area of Ashford. The attractive accommodation comprises an entrance hall, spacious 'L' shaped living room with bay window, kitchen, bathroom and 2 bedrooms. This property also benefits from double glazing and use of the residents off road parking area. No forward chain.

LOCATION

Singleton benefits from local schools, shops, restaurants, pubs and buses to the town centre. The town of Ashford offers a wide range of other amenities including secondary schools and Ashford Designer Outlet shopping centre. Ashford International Station provides fast trains to St Pancras Station, London.

Tenure: Leasehold

Length of lease: Approximately 954 years remaining

Service charge: £100 per month

Ground Rent: Peppercorn £0

Services: Mains electricity, water, gas and drainage.

EPC: D (64)

Council Tax: Band C

Flood Risk: Very Low

Broadband: Superfast 59 Mbps/Ultrafast 1800 Mbps

Mobile Phone Signal: Yes





Hall

Integral storage cupboard. Integral cupboard housing factory lagged hot water cylinder. Access to roof void. Entrance intercom phone.

Living Room

A light and spacious room with wood effect laminate flooring and bay window. Wall mounted electric heater. Space for a dining table.

Kitchen

A range of matching floor and wall mounted kitchen storage units with ample work surface. Stainless steel sink with mixer tap and drainer. 4 burner gas hob with recycler and light over. Integrated electric oven. Space for a washing machine, fridge and dishwasher. Recessed ceiling spotlights.

Bathroom

The white suite comprises low level close coupled wc, wash hand basin with vanity unit below, panel bath with mixer tap, spray and shower over. Tiled splashbacks. Towel heater. Extractor fan.

Bedroom

Window to the rear. Wall mounted electric heater.

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Outside

Resident and guest parking area.



Agents Notes

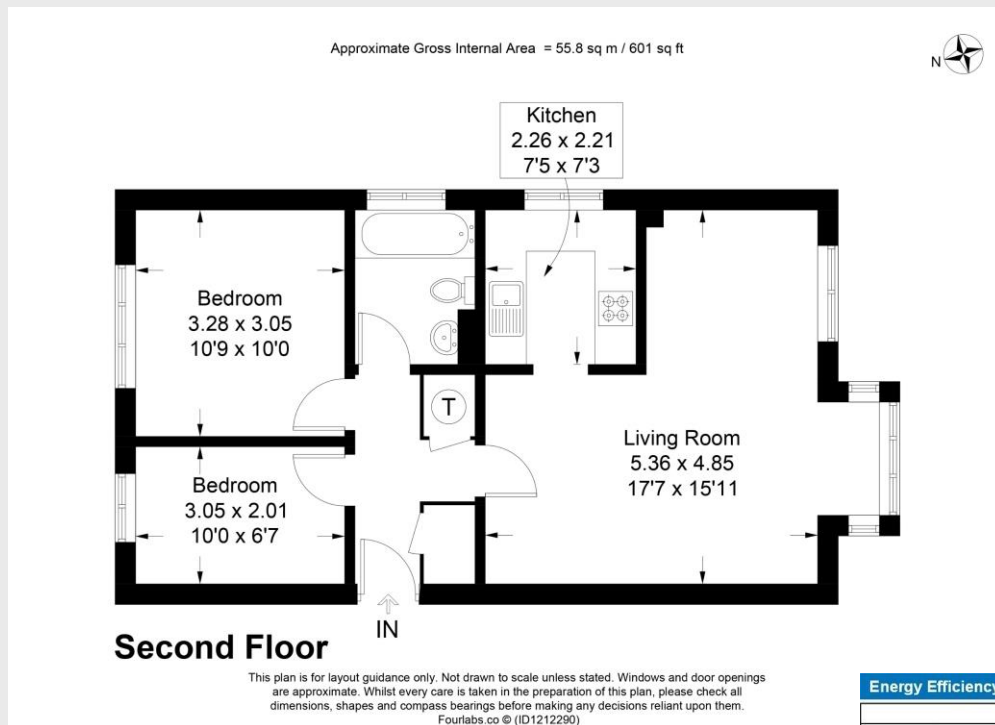
Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	64	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



KENT &
EAST SUSSEX



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