



40 Grenadier Way, Great Chart, TN23 5JN

Price £200,000

A well presented top floor apartment on a popular modern development, just a short walk from local shops and amenities.

The accommodation comprises an entrance hall, open plan kitchen/living area, two bedrooms and bathroom/WC. The property enjoys double glazing, electric heating and allocated parking, subject to a 99 year lease from 2008.

Communal Entrance

Communal entrance door with security intercom, stairs to all floors.

Second Floor:

Entrance Hallway

Storage cupboard, doors to:

Open Plan Kitchen/Living Room 23'0 x 10'4 (7.01m x 3.15m)

An open plan living and kitchen area with dual aspect double glazed windows, modern range of fitted wall and base units, plumbing and space for washing machine, wall mounted electric heater, television aerial point, telephone point.

Bedroom One 12'6 x 10'7 (3.81m x 3.23m)

Double glazed window, wall mounted electric heater, fitted wardrobes cupboard.

Bedroom Two 8'5 x 7'5 (2.57m x 2.26m)

Double glazed window, wall mounted electric heater.

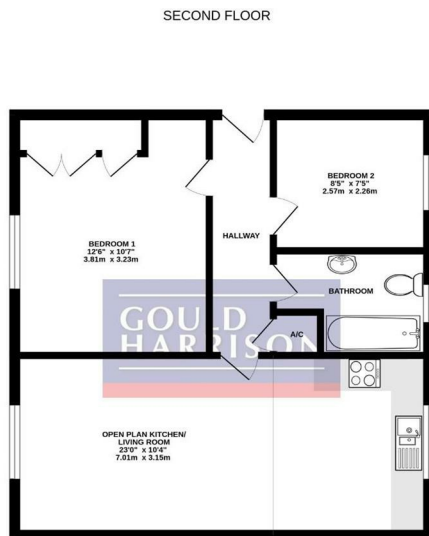
Bathroom

Matching suite comprising a panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin, tiled splash back, frosted double glazed window, heated towel rail.

Parking

Allocated parking for one car.

Floor Plan



Whilst every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is provided for information only and should not be relied upon for any purpose. The floor plan is provided for information only and should not be relied upon for any purpose.

Tenure

Leasehold - Balance of 99 year lease from 2008.

Ground Rent & Maintenance Charges: £421.25 pcm inclusive of 50% Shared Ownership rent.

SHARED OWNERSHIP

The property is also available to purchase Via Places for People on a shared ownership basis, acceptance is subject to terms and conditions.

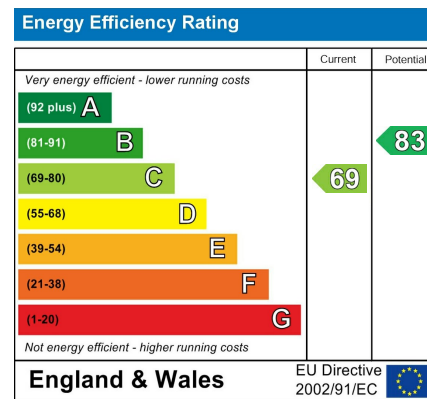
Services

Mains water, drainage and electricity are connected.

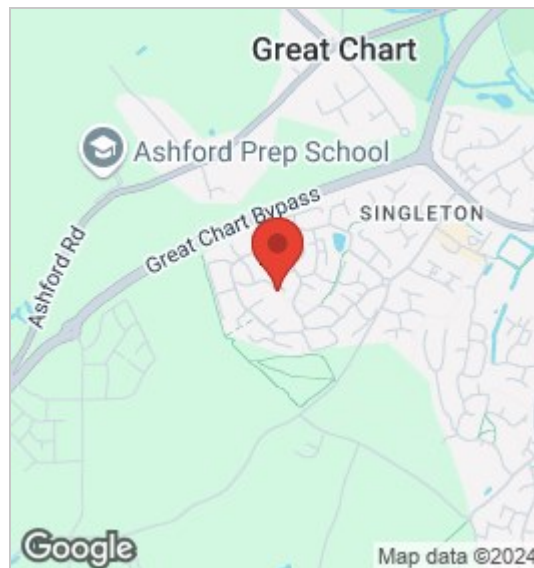
Council Tax

Ashford Borough Council Tax Band: B.

Energy Efficiency Graph



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.