



**81 Imperial Way, Ashford, TN23 5JF**

**Guide Price £190,000**

GUIDE PRICE £190,000 - £200,000

A spacious, well presented first floor apartment in the popular Singleton area, in easy reach of local schools, shops and transport links.

The light and airy accommodation comprises an entrance hall, sitting/dining room, kitchen, two double bedrooms and bathroom/WC.

The property benefits from double glazing, allocated parking and a long lease.

## Communal Entrance Door

With security intercom, stairs to all levels.

## Casement Door

Through to:

## Hallway

With security intercom phone, coved ceiling, doors to:

## Sitting Room 10'10 x 16'5 (3.30m x 5.00m)

Double glazed window to rear, electric radiator, television aerial point, laminate flooring, open through to:

## Kitchen 10'0 x 7'10 (3.05m x 2.39m)

Double aspect. Generous range of fitted wall and base units, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, plumbing and space for white goods, four ring Indesit induction hob, electric oven, extractor hood and lighting above, downlighters.

## Bedroom One 11'7 x 10'0 (3.53m x 3.05m)

Double glazed window to side, wall mounted electric radiator, laminate flooring, fitted bedroom furniture with built in wardrobes, TV aerial and telephone points.

## Bedroom Two 11'7 x 7'9 (3.53m x 2.36m)

Double glazed window to side, wall mounted electric radiator.

## Bathroom/WC 6'7 x 6'5 (2.01m x 1.96m)

White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin with mixer tap, extractor fan, double glazed frosted window to front, chrome heated towel rail.

## Allocated Parking

To the rear of the property for one car with visitors spaces also available.

## Tenure

Leasehold - 176 years remaining.  
Management charge: £117 pcm.  
Ground Rent: £200 per annum.

## Services

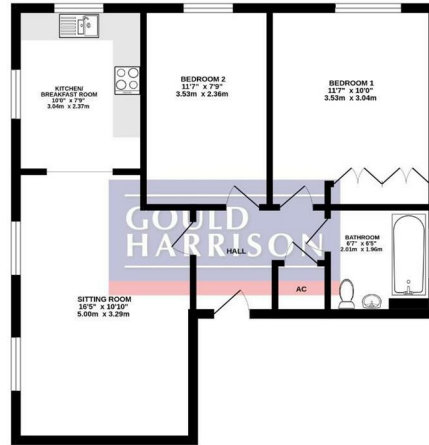
Mains water, electricity and drainage are connected.

## Council Tax

Ashford Borough Council Band: B

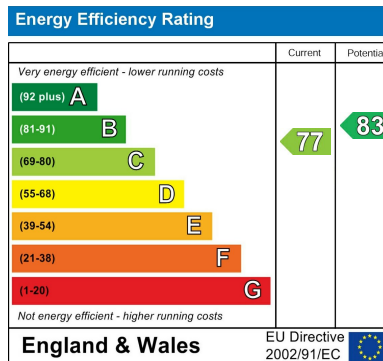
## Floor Plan

FIRST FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements of the above dimensions should not be relied upon without independently verifying the same. The Buyer is advised to obtain a professional survey of the property before completion. The Seller accepts no liability for any errors or omissions. Map data ©2024

## Energy Efficiency Graph



## Area Map



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