

8 Orchard Court, Ashford, Kent, TN23 7US

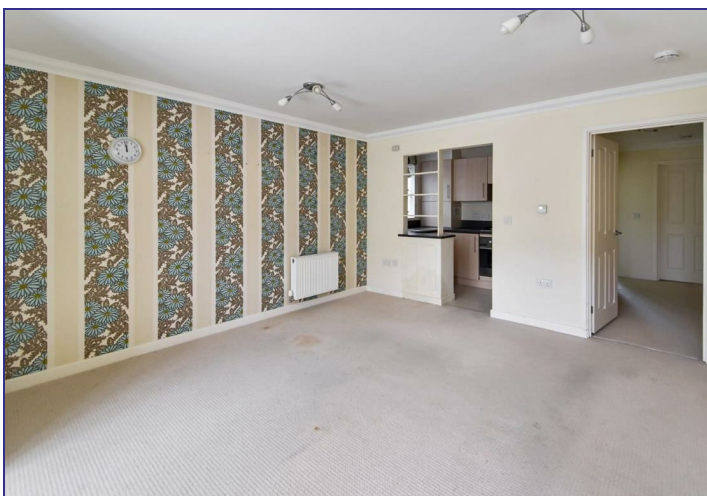
Price £245,000

GOULD  
HARRISON

Spacious two bedroom ground floor flat with own garden, within small gated development. Within easy walking distance of mainline station and town centre and offered Chain Free.

This exclusive small development was traditionally constructed in 2007 by Pentland Homes, a well respected local builder.

Allocated parking space immediately to the front of No.8.



**Double glazed panelled Front Door to:**

**Lounge 16'8 x 13'11 (5.08m x 4.24m)**

With bay window to front, archway to:

**Kitchen 8'6 x 5'10 (2.59m x 1.78m)**

Stainless steel sink unit, range of granite effect worktops with beechwood fronted drawers and cupboards under, wall cupboards with under cabinet lighting, four ring gas hob with extractor above, low level oven, space and plumbing for appliances.

**Inner Hallway**

With large built in storage cupboard.

**Bedroom One 11'8 x 10'2 (3.56m x 3.10m)**

UPVC double glazed casement door to garden, built in double wardrobe.

**En Suite Shower Room**

Glass fronted shower cubicle, white pedestal wash hand basin and low level WC, local wall tiling.

**Bedroom Two 11'5 x 7'6 (3.48m x 2.29m)**

Window overlooking rear garden.

**Bathroom**

White panelled bath and local wall tiling, pedestal wash hand basin and low level WC.

**Outside**

Side access to pleasant rear garden being well enclosed with paved area, lawn and timber garden shed.

**Parking**

Allocated parking space immediately to the front of No.8.

**Tenure**

Leasehold - Balance of 125 year lease (approximately 107 years remaining).

Management Charge - approximately £1,040.00 per annum.

Ground Rent - approximately £362.00 per annum.

**Services**

All main services are connected.

**Council Tax**

Ashford Borough Council Band: B.

