



**Flat 8, 12 Tufton Street, Ashford, TN23 1QP**

**Price £90,000**

Spacious top floor studio apartment in the town centre, within easy walking distance of the mainline station.

Opportunity for cash buyers with balance of 999 year lease, the accommodation comprises entrance hall, sitting room/bedroom with storage cupboards, kitchen and bathroom.

### Communal Entrance Door:

With security intercom.

### Communal Hallway

Stairs to all floors.

### Second Floor:

Front Door to:

### Entrance Hall

Storage cupboard.

### Sitting Room Area 13'8 x 13'8 (4.17m x 4.17m)

Double glazed window.

### Bedroom Area 21'0 x 6'7 (6.40m x 2.01m)

Built in wardrobe cupboards.

### Kitchen 5'10 x 10'5 (1.78m x 3.18m)

Range of fitted wall and base units, electric hob with low level oven and extractor above, stainless steel sink unit.

### Bathroom

White suite comprising panelled bath with shower over and glazed screen, low level WC, pedestal wash hand basin and chrome towel radiator.

### Services

Mains water, electricity and drainage.

### Council Tax

Ashford Borough Council Band: A.

### Tenure

Leasehold - Balance of 999 year lease from 2006.

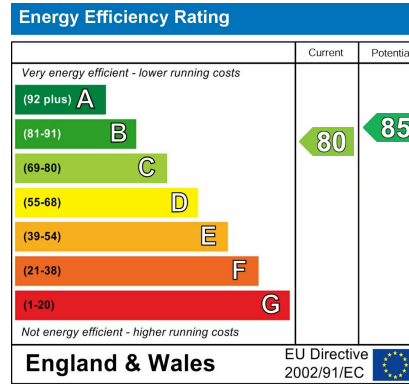
Ground Rent - £135.00 per annum.

Service Charge - £1,481.00 per annum.

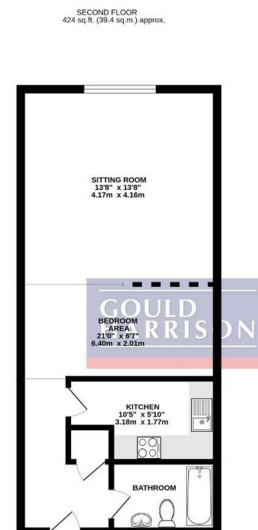
### Area Map



### Energy Efficiency Graph



### Floor Plan



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