

**Flat 5, 12 Tufton Street, Ashford, TN23 1QP**

**Price £110,000**

Spacious two bedroom apartment in the town centre with long lease. Great opportunity for cash buyers.

Modern apartment on the second floor with balance of 999 year lease comprising entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. No onward chain.

**Communal Entrance Door:**

With security intercom to:

**Communal Entrance Hall**

With stairs to all floors.

**Second Floor:**

Entrance Door to:

**Entrance Hall**

**Lounge/Dining Room 19'10 x 12'0 (6.05m x 3.66m)**

Dual aspect double glazed windows.

**Kitchen 9'9 x 9'0 (2.97m x 2.74m)**

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

**Bedroom One 12'6 x 9'10 (3.81m x 3.00m)**

Window to side.

**Bedroom Two 9'5 x 9'0 (2.87m x 2.74m)**

Window to side.

**Bathroom**

White suite comprising panelled bath with shower above and glazed screen, low level WC and pedestal wash hand basin.

**Services**

Main water, electricity and drainage.

**Council Tax**

Ashford Borough Council Band: B.

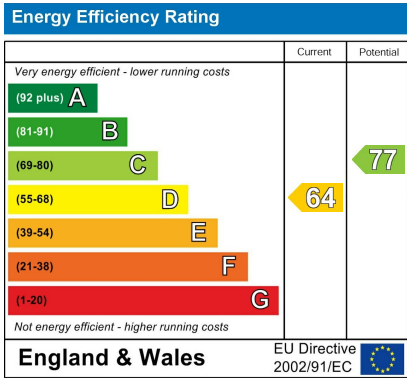
**Tenure**

Leasehold - Balance of 999 year lease from 2006.

Ground Rent - £225.00 per annum.

Service Charge - £2469.00 per annum.

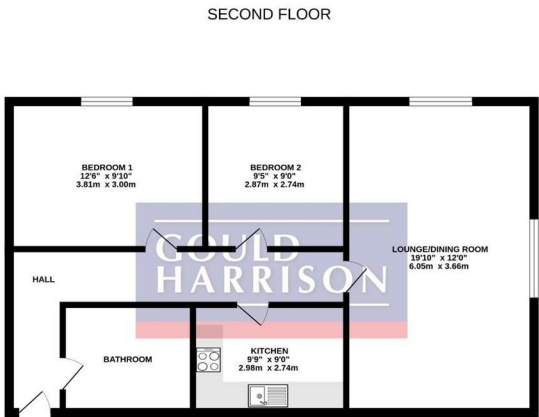
**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



While every effort has been made to ensure the accuracy of the floorplan provided, measurements of plots, sections, walls and any other work are approximate and no responsibility is taken for any error or omission in the drawings. This plan is for general guidance only and does not constitute a contract. The actual floor plan may vary from the plan shown. All dimensions are in feet and inches.

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.