



2 Meridian Court, Ashford, Kent, TN23 5UZ

Price £215,000

GOULD  
HARRISON

An immaculately presented bungalow in a small retirement complex conveniently situated for the Singleton Centre with its doctors surgery and local shops. The tastefully decorated accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and shower room/WC. Well maintained communal gardens surround the property providing a peaceful setting with convenient, covered residents parking.

NO ONWARD CHAIN



#### Entrance Hall

loft access, doors to:

#### Sitting Room 13'4 x 11'9 (4.06m x 3.58m)

Double glazed sliding patio doors to rear garden, radiator, TV aerial point.

#### Kitchen 9'8 x 9'5 (2.95m x 2.87m)

Modern fitted kitchen with generous range of wall and base units, eye level electric oven, stainless steel 1 1/2 bowl sink with mixer tap and

drainer unit, localised tiling, four ring induction hob with extractor hood and lighting above, integrated microwave, washing machine, double glazed window to front, coved ceiling.

#### Bedroom One 11'9 x 11'8 (3.58m x 3.56m)

Double glazed window to rear, built in wardrobe, TV aerial point, electric radiator.

#### Bedroom Two 11'3 x 10'1 (3.43m x 3.07m)

Double glazed window to front, electric radiator.

#### Shower Room

Modernised suite comprising raised shower cubicle with electric shower and sliding glazed screen, low level WC, wash basin inset vanity unit with chrome mixer tap, extractor fan, wall mounted electric convector heater, mainly tiled wall finish, electric heated towel rail.

#### Gardens

Private block paved patio area to the rear of the property, which enjoys a southerly aspect and looks out onto well maintained open plan communal gardens.

#### Residents Parking

Covered parking area.

#### Tenure

Leasehold - Balance of 99 year lease from 09/11/1984.

Management Charges: £253.07 at the time of writing.

#### Services

Mains electricity, water and drainage.

#### Council Tax

Ashford Borough Council Band: C.

