



Market Quarter, Godinton Road, Ashford

Guide Price £220,000 - £230,000

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Market Quarter, Godinton Road, Ashford

DESCRIPTION

GUIDE PRICE: £220,000 - £230,000. We are delighted to present this spacious one bedroom, one study room, 2nd floor, no onward chain apartment set within the popular Market Quarter development located just a short walk to Ashford International Station, ideal for commuters!

Found on the 2nd floor of the building, take the lift to your level, and walk into your new apartment, still oozing that 'show home like feel' the accommodation consists of; a L shaped entrance hall, there's a spacious open plan entertaining space that is the real hub of the home. The fitted kitchen is finished in a sleek grey with contrasting wrapped counter-tops with the essentials integrated, including; fridge freezer, dishwasher, wine cooler, hob & oven. The lounge and dining space are complimented well by the large balcony that the apartment offers, allowing light to enter this wonderful open space.

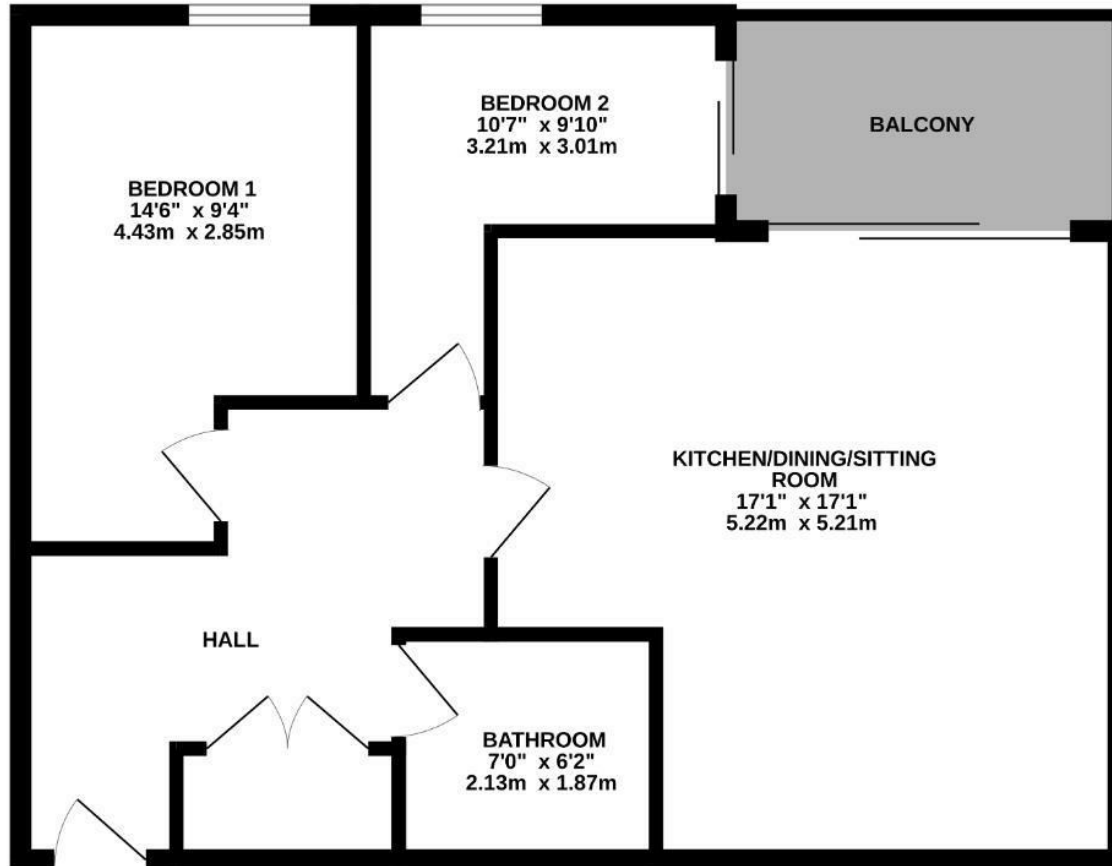
The hall gives access to both, the master bedroom and study, both offering large floor to ceiling windows - allowing you to cast your eye out, and enjoy the views. The bonus of the study, is that it also has access to the balcony, the ideal spot to grab a coffee in the morning and watch the world go by! Located opposite is a large handy storage cupboard which can be utilised in many ways, easing the strain on all that comes with day to day life. There is a luxury bathroom that services the large double bedroom, which is a spacious, fully tiled three-piece suite. Offering shower over bath, as well as wall hung wash hand basin & w/c finished with ceramic wall tiling, finishing the apartments accommodation off well.

The home is situated within an envious spot within a short walk from the town centre. Not only offering easy access to the M20 junction 9&10 and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancreas.

- 2nd floor, modern apartment!
- Purpose built study
- Quality fitted kitchen with integrated appliances throughout
- Allocated parking beneath block
- EPC Rating: B, Council Tax Band: B
- Spacious large bedroom
- Open plan living
- Lift to all floors
- Ideal commuters location
- Service Charge: £1,126 pa, Ground rent: £200.00 pa, Lease term 124yrs remaining



2ND FLOOR



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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