

Harrier Drive, Ashford

- Propose built two bed apartment
- En-suite shower room to master
- Open plan hub of the home
- Allocated parking

- Two double bedrooms
- Family bathroom servicing bedroom two
- Balcony leading from living space
- Service charge: £1,739.45 per year Ground rent: £100.00 per year
- Council Tax Band: B EPC Rating: B

Lease length: 244 years remaining
Offers In Excess Of £230,000

HUNTERS[®]

HERE TO GET *you* THERE

Harrier Drive, Ashford

DESCRIPTION

Open plan living at it's finest in our opinion! A purpose built first floor apartment set within the popular Finberry development located just a short walk from the local Primary School. Look no further, as this two bedroom apartment with a superb open plan lounge/diner, is a must view!

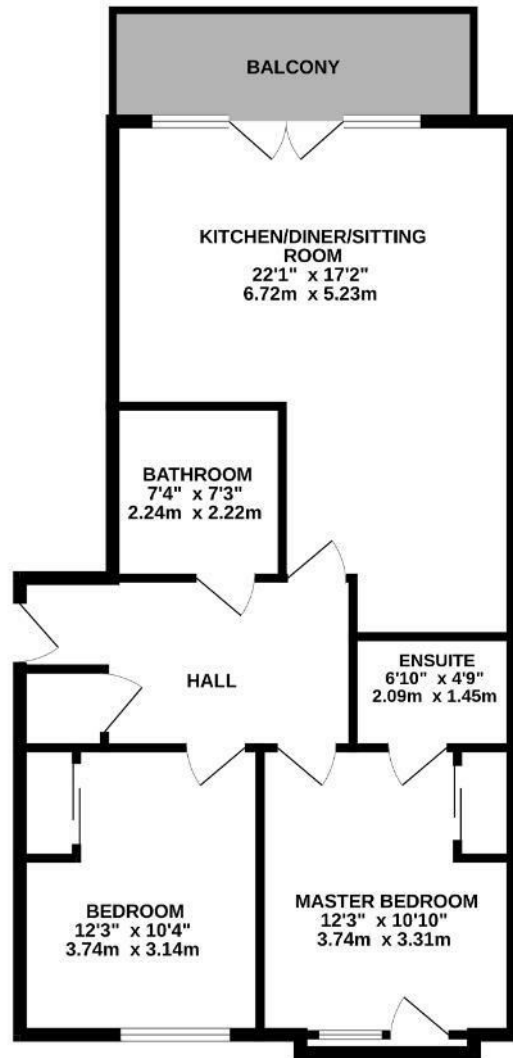
Residing on the first floor of the building - you'll notice the care and attention to detail that the vendors have input to their home over the last few years, as you walk into the apartment, you'll find yourself within a handy hall, a fantastic place for you to utilize for storage, ideal to kick off your shoes and hang up your coat after the long day. Once your settled, relax and unwind in the spacious open plan entertaining space that the lounge and kitchen diner, the real hub of the home!

The kitchen is well equipped with the essentials integrated, The lounge and dining space are complimented well by the large balcony that the apartment offers, allowing light to enter the wonderful open space.

The hall gives access to both, the second and master bedroom with both bedrooms being equally generous in floorspace, with the master bedroom offering an en-suite shower room too! It's also spacious enough for free standing furniture as it'll be hard push to find two bedrooms this size in the local apartments in our opinion. Located opposite both bedrooms is a large handy storage cupboard - a must for properties nowadays! There is also a large bathroom that services bedrooms two, which is a spacious three-piece suite with shower over bath attachment as well as wash hand basin & w/c. The flat boasts an allocated space.

LOCATION OF THE HOME: The village of Finberry itself boasts the fantastic Finberry Primary School as well many local amenities all within walking distance. You will also have plenty of picturesque walks around the lakes, field and woodland all at your fingertips. Finberry boasts two wonderful play parks to keep the little ones occupied on those sunny days. Local bus routes run within a short walk from the home and the M20 motorway is only a short drive away. Finally, you are only a stones throw from Ashford International Station which boasts the world renowned Eurostar train to Paris, France as well as the HS One service which runs to London St Pancras station in just 38 minutes."





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE

Tel: 01233 613613 Email:

ashford@hunters.com <https://www.hunters.com>

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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