

Hedders Wav. Chartfields

Offers In Excess Of £195,000



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Hedgers Way, , Kingsnorth, TN23 3GN - Offers In Excess Of £195,000

DESCRIPTION

A well presented two-bedroom, two-bathroom top floor apartment, brought to the market in almost show home like presentation, situated within the popular Singleton area of Ashford.

As you enter this apartment the space on offer is apparent. The entrance hall provides a handy place to kick off your shoes and hang up your coat in the storage cupboard, with additional loft space, not often found in apartments. The homes reception space lies at the rear of the apartment - A spacious open plan lounge/ dining room - prime for entertaining guests that is flooded with natural light due to the smart french doors & Juliet balcony found within room. The kitchen offers plenty of space for the required appliances as well as wall and base cabinetry.

From the hall you will find two generous double bedrooms - The master bedroom offers space for a large double bed, has built in storage and offers an en-suite shower room, a real bonus for this two-bedroom apartment. Located next to this room, is the guest bedroom; again a well proportioned room, offering space for free standing furniture. Finishing the homes accommodation nicely is a large family bathroom, a fully tiled suite, with shower, bath screen, wash hand basin, w/c and heated towel rail.

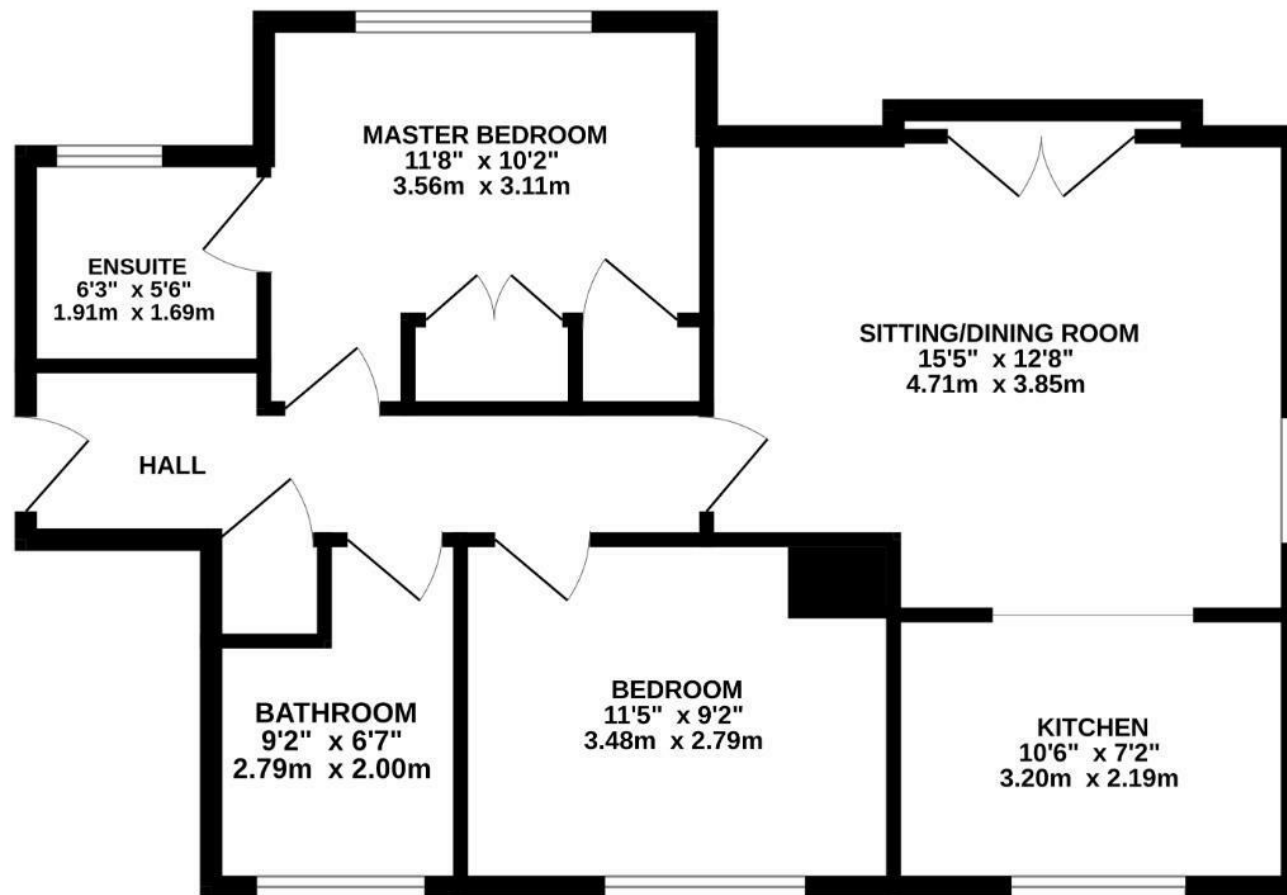
We feel that this property is perfect for a first-time buyer or investment purchase. The property benefits from an allocated parking space for residents, there are also spaces around for guests & visitors.

The property is located in the popular area of Singleton and is within walking distance to a range of amenities including Outstanding OFSTED rated Great Chart Primary School, parade of local shops, regular bus service, Doctors surgery, the local environment centre and Singleton Barn public house. The property is within a short drive to the international station with high-speed service to London St Pancras in 37 minutes.

- A well presented top floor apartment
- Principle bedroom with en-suite shower room and fitted wardrobes
- Large welcoming open plan reception room with patio doors and Juliet balcony
- Well appointed bathroom
- Council Tax Band: B, EPC Rating: C
- 2 Double bedrooms flooded with natural light
- Additional storage & loft access
- Generous double guest bedroom
- Allocated parking space + visitor bays near-by
- Lease yrs remaining (106 yrs) Service charge: £1,814.30 per annum, Ground rent: £250.00 per year



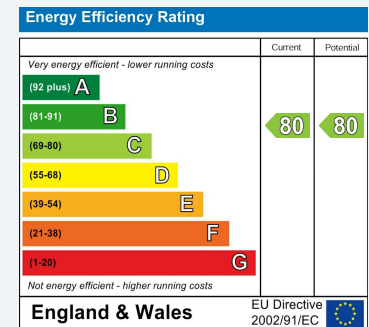
TOP FLOOR



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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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.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any accuracy 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 occupied 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.

Viewings Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information. **Valuations** For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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