

Kilndown Close, , Ashford, TN23 5TY

Guide Price £150,000



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Kilndown Close, , Ashford, TN23 5TY - Guide Price £150,000

## DESCRIPTION

**GUIDE PRICE: £150,000 - £160,000.** Hunters are pleased to welcome to the market, this two bedroom apartment.

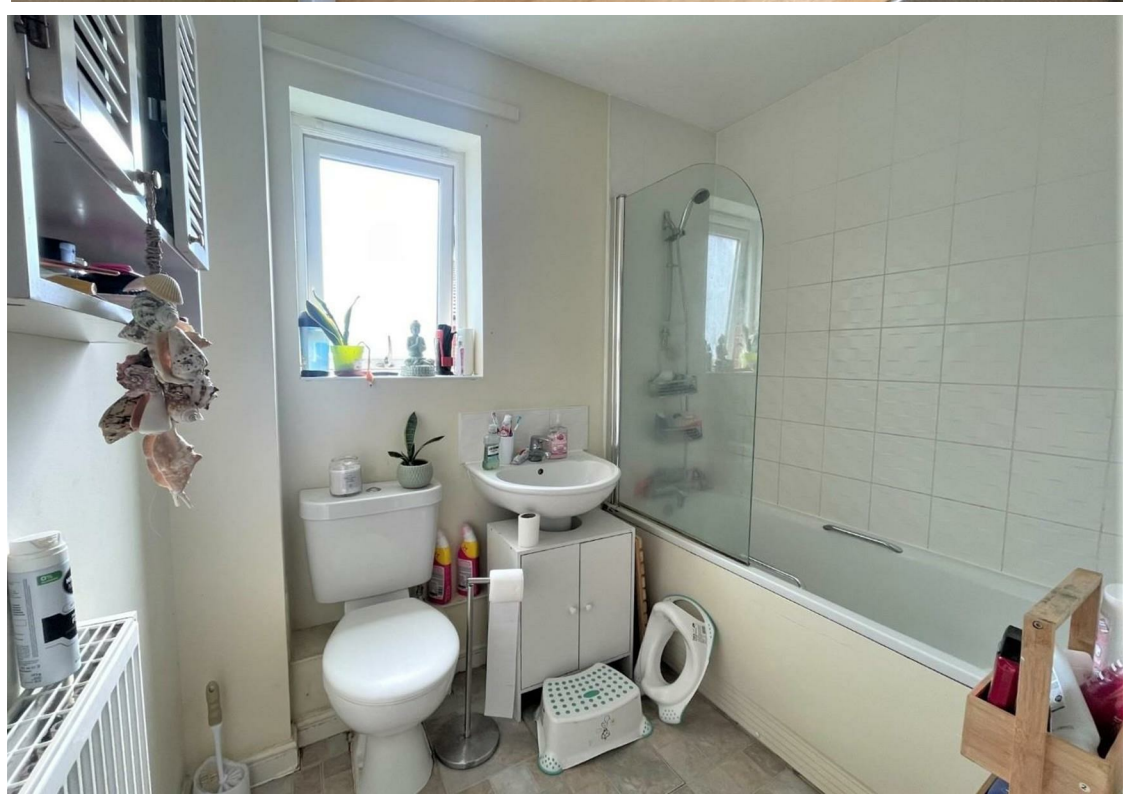
The apartment is located on the top floor and offers spacious accommodation.

You will discover two double bedrooms that are serviced by the family bathroom. In addition, there is a spacious family bathroom that services the two bedrooms. Across the hall is the well proportioned kitchen and open plan living area, a great space the family to unwind in, there is also the bonus of french doors that invite you out onto the properties balcony. There are allocated parking bays to the front of the block for owner.

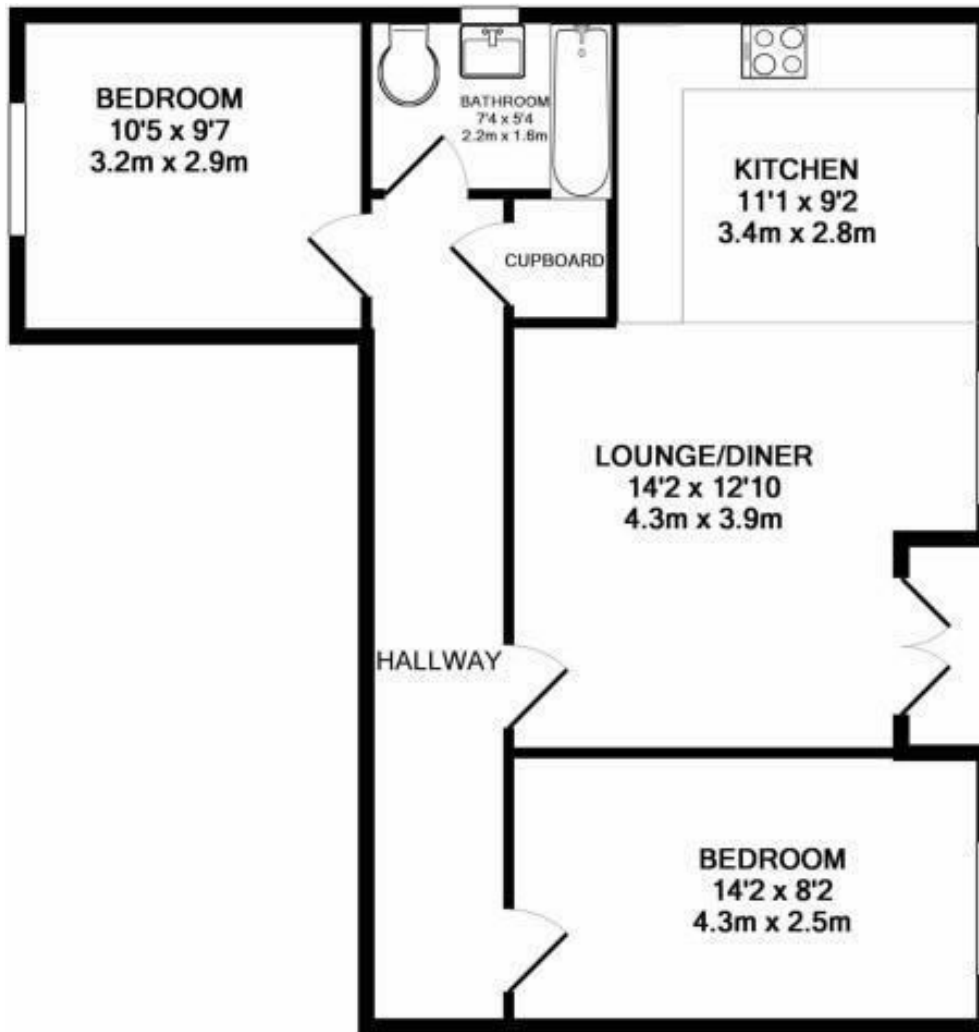
We feel that this property would make an ideal first time purchase or a buy to let investment. It is located in Stanhope which is a popular residential area in South Ashford offering easy access to great transport links and local amenities such as schools and shops. It is situated within a 10 minute drive or a short cycle from Ashford International Station which offers high speed services to London St Pancras and Eurostar services to Paris.

- Investment purchase only (tenant in situ)
- Landlords purchase - Ongoing rental agreement in place with ABC Lettings
- Allocated parking space to front of property
- Council Tax Band: B
- Lease length: 110 years remaining (approx)
- Top floor, Two bedroom apartment
- Current AST: £750.00 per month (6%) approx yield
- Ground rent: £150.00 (approx) per annum
- Service charge: £1,800 per annum (approx) per annum
- No chain complications









TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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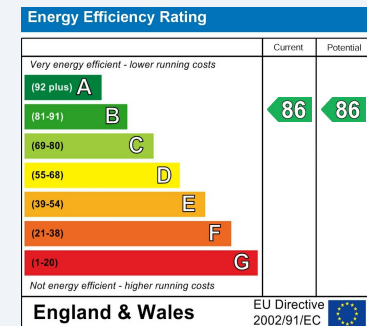
**Viewings** Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information. **Valuations** For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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 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.

