



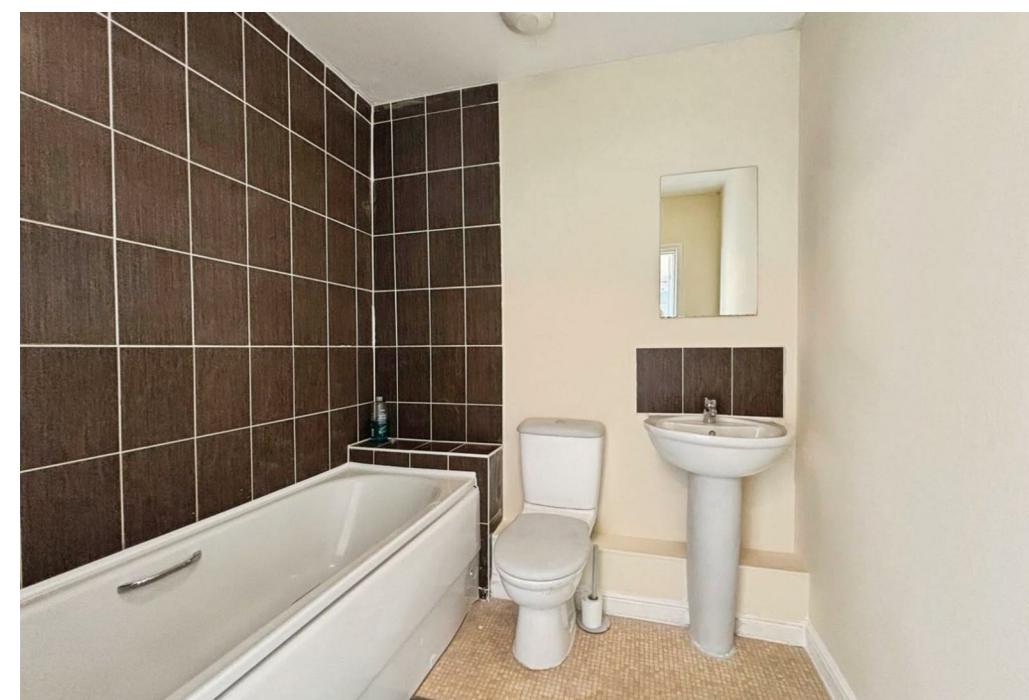
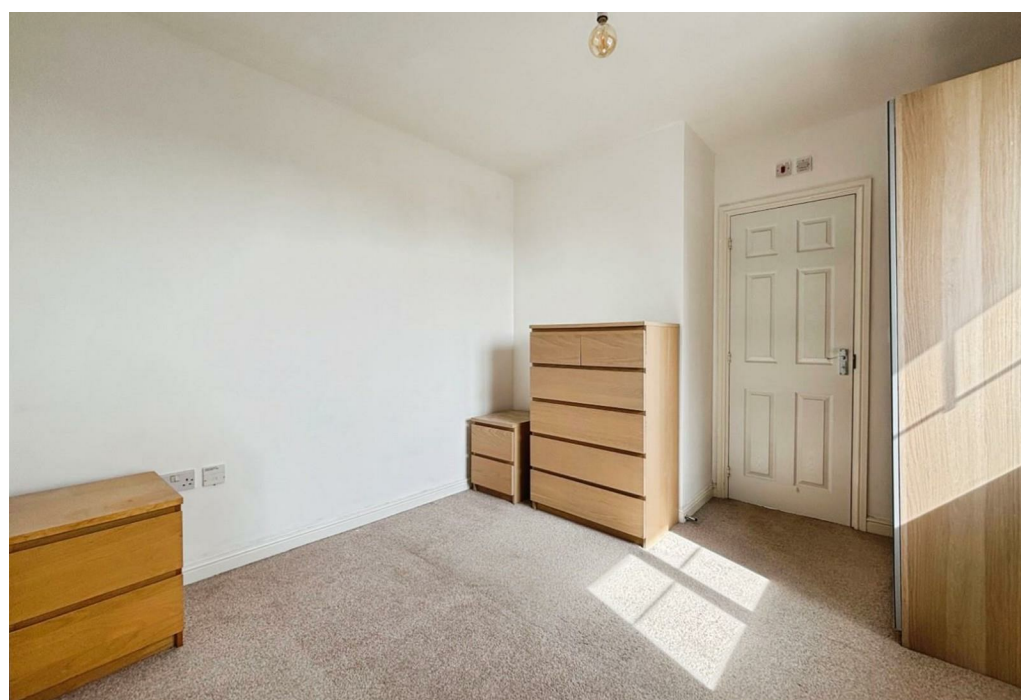
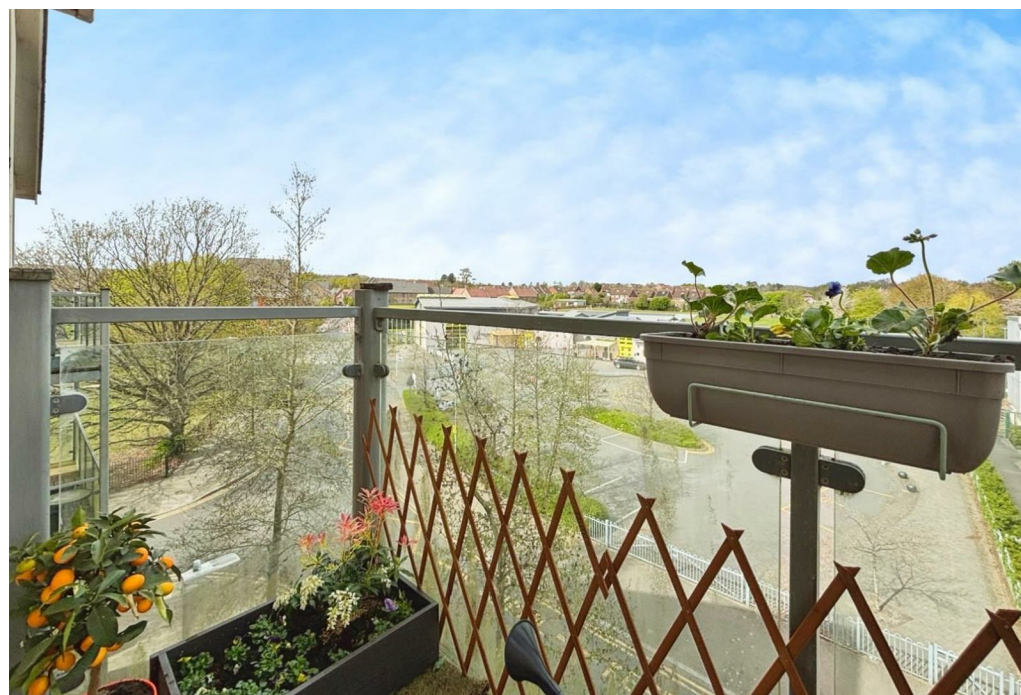
Sir Bernard Paget Avenue,
Ashford,
TN23 3RY

£130,000

 2  2  1  B

A spacious two bedroom, two bath, top flat Built by reputable developer Persimmon Homes. Make sure this is top of your viewing list! This is one is not to be missed with a spacious reception room and light flooded bedroom, located in a great commuting location for those needing access to both the M20 & Ashford International Train station.

As you enter the apartment, the hallway entrance offers the chance to hang up your coats and kick off your shoes after a long day, which also offers a storage cupboard. There are two spacious, double bedrooms offering ample bay space, handy for free standing furniture if needed. The main bedroom is serviced with an en-suite shower room and across the hall there is a modern bathroom, with a shower over bath attachment, shower screen, hand basin & W/C, servicing the second bedroom. Following the hall round into the 'hub' of the home, you will find the fantastic open plan living area on offer within the property. There's a well equipped fitted kitchen with free-standing appliances. A designated space to dine and a cosy reception space to unwind in. This really is the pinnacle of open plan living! With everything you possibly need at your fingertips, it's a great space to entertain guests, whether you're a fan of dinner parties, or you simply enjoy having plenty of space around you! Externally, the property offers an allocated car parking space, as well as an internal bin & bike store for the residents.



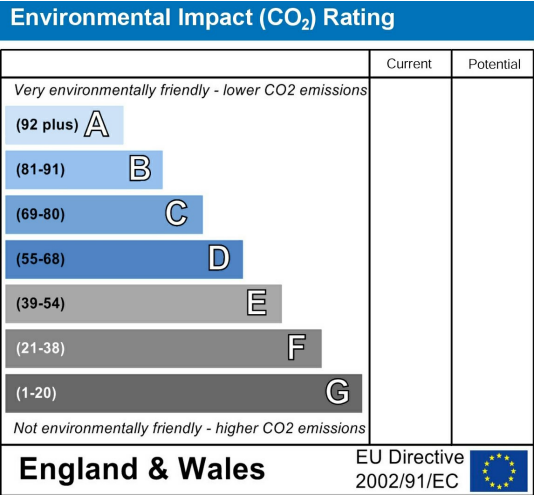
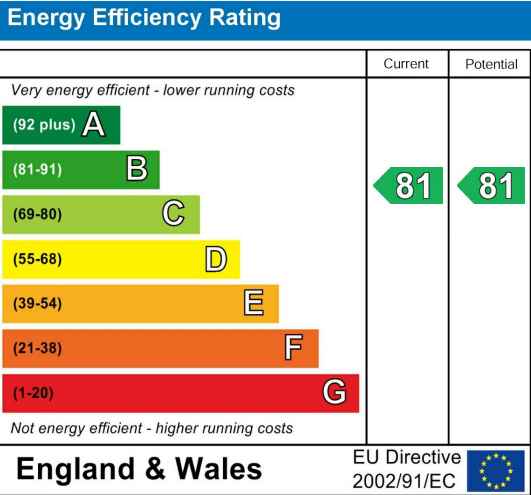
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- **Two bedroom, top floor apartment - Chain-free sale with vacant possession**
 - **Sold via Modern Method of Auction (T's & C's apply)**
 - **En-suite to master + family bathroom**
 - **Allocated parking to rear of property**
 - **EPC Rating: B (81) Council tax band: B**
- **Service charge: £2,326.60 approx per annum - Ground rent: £300 approx per annum**
 - **Lease remaining:111 years left (approx)**

Tenure: Leasehold
Council Tax Band: B

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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.