



57 Godinton Road,
Ashford,
TN23 1FE

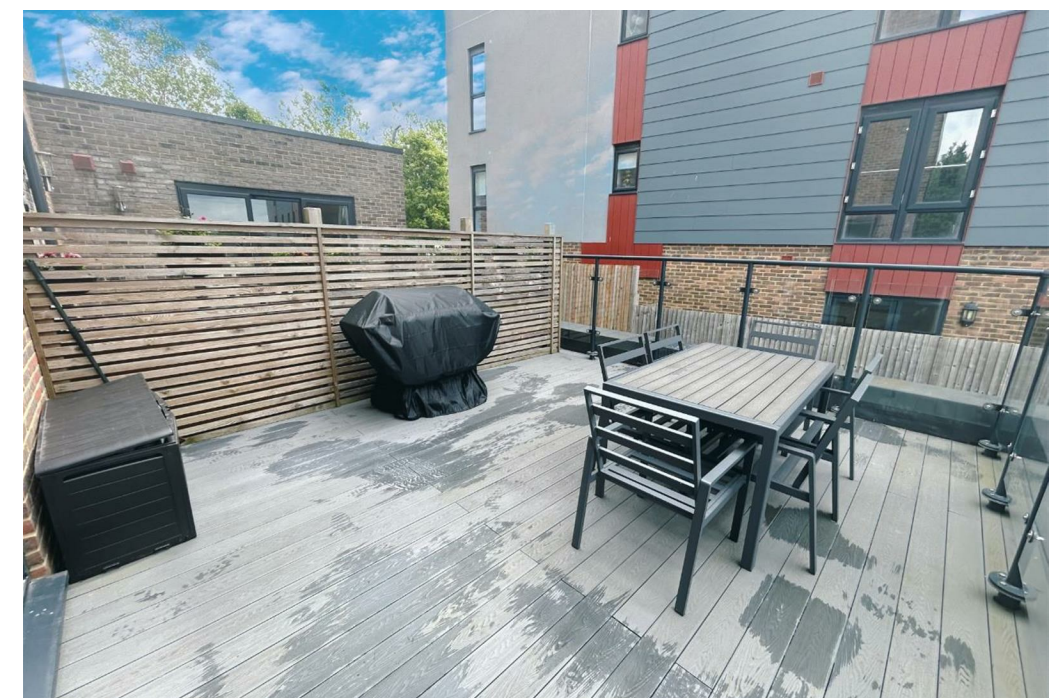
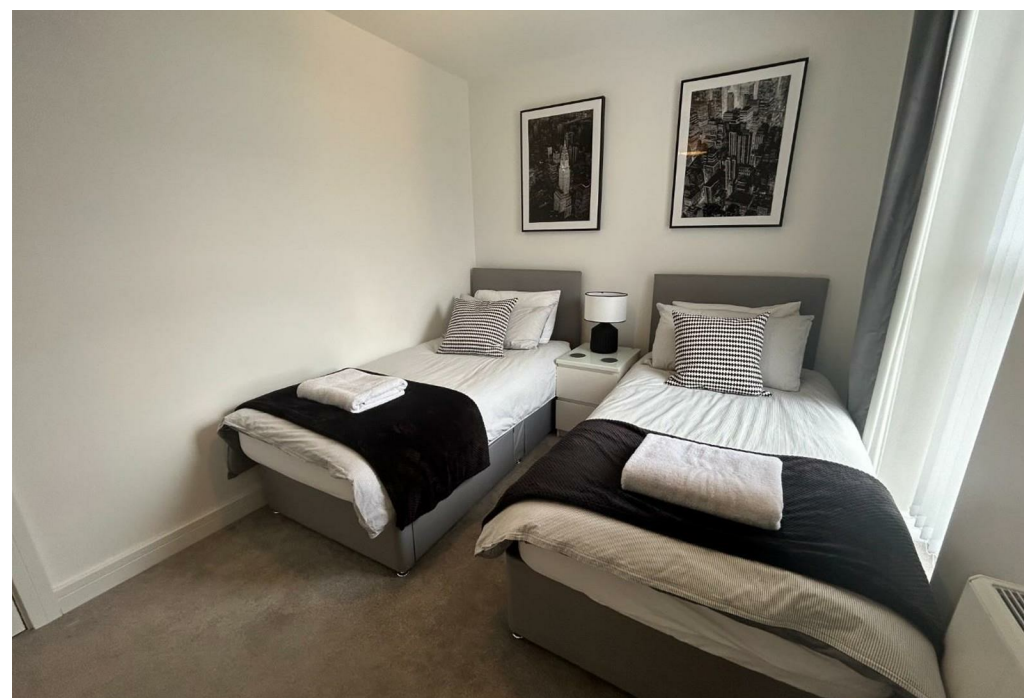
£270,000 OIEO



A well presented twobedroom ground floor apartment, brought to the market with no onward chain complications, set within the popular Market Quarter development located just a short walk to Ashford International Station, ideal for commuters!

Why not purchase a ground floor flat? At the fraction of the price of a bungalow, this apartment presents a unique opportunity to achieve ground floor within, with modern fixtures and fittings around you! On arrival, you'll notice the care and attention to detail that the developers have put into this home.

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 and the Continent.



On arrival, you'll notice the care and attention to detail that the developers have put into this home. 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 you're settled, relax and unwind in the spacious open plan entertaining space that the lounge and kitchen diner offers. It's the real hub of the home! The kitchen is well equipped with the essentials integrated, including; fridge freezer, dishwasher, wine cooler, hob and oven. The lounge and dining space are complimented well by the large windows found within the apartment.

But wait, there's more... Just take a look at your very own courtyard style balcony, it's hard to find a 'apartment' offering such unique private space.

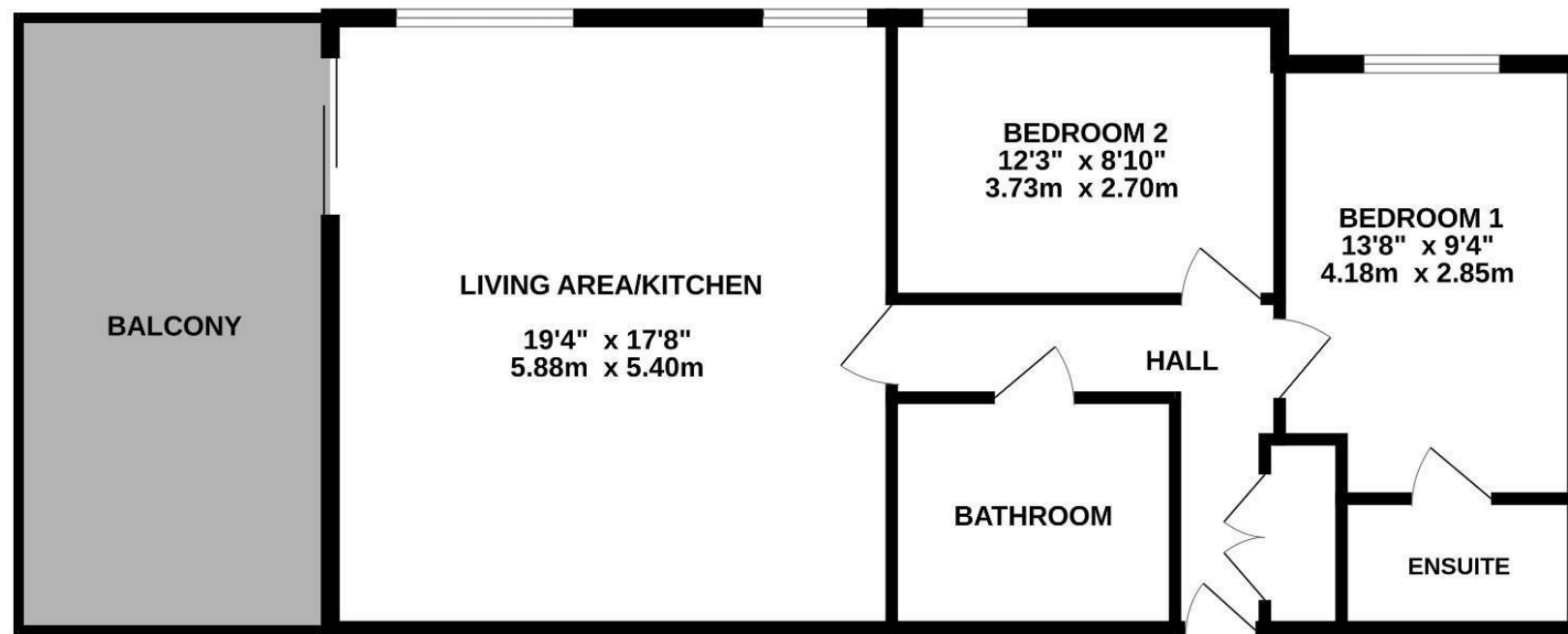
The hall gives access to both, the second and master bedroom with both double bedrooms being equally generous in floorspace, with the master boasting a luxury en-suite, whilst still offering space for free standing furniture. Located opposite both bedrooms is a large handy storage cupboard home to a washer dryer.

There is also a large bathroom that services bedroom two, which is a spacious three-piece suite with shower over bath attachment as well as wash hand basin & w/c. The flat also boasts from an allocated parking space.

Others features to note are, CAT 6 Cabling throughout. a lift to all floors, bespoke fitted kitchens along with TV points in both lounge and all bedrooms, ceramic wall tiling in bathrooms.

Tenure: Leasehold
Council Tax Band: B

GROUND 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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- Superb conversion by well regarded Clarus Homes Development
- A well appointed, two bedroom, two bathroom ground floor apartment
- Large courtyard style balcony ideal for table and chairs via doubles sliding doors
- Allocated parking to rear with covered parking space
- Remainder of NHBC Guarantee
- Cat 6 Cabling - Ideal for home workers
- Within walking distance to Ashford Town & International Railway
- Service charge: £1,300 per year Approx, Lease length: 122 years remaining
- No onward chain complications
- Council Tax Band: B, EPC Rating: C (77) Ground rent : £200.00 per year

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.