



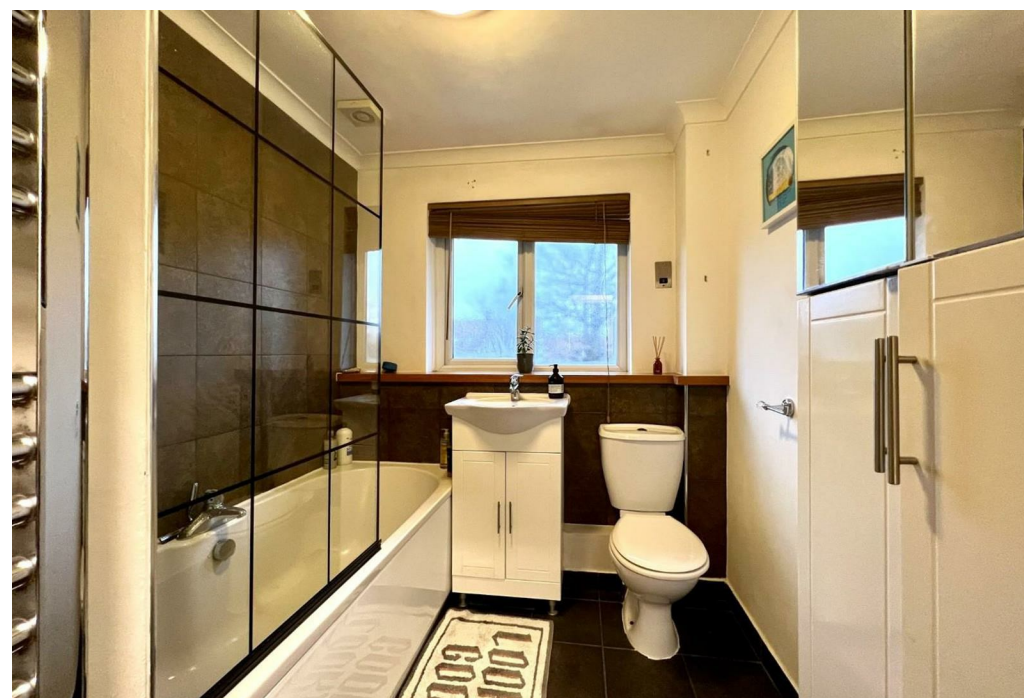
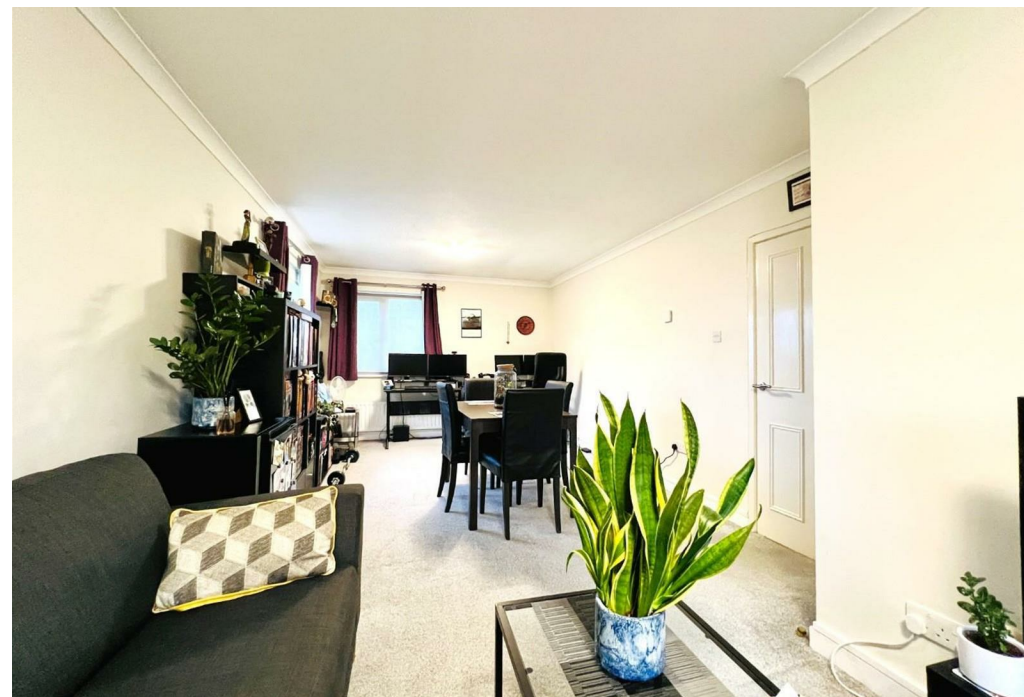
Loudon Way,
Ashford,
TN23 3JJ

£170,000



A spacious two bedroom top floor apartment situated in the ever popular area of Godinton. The apartment is situated on the top floor of this purpose built building and in our opinion has been well maintained well by the current owners.

Godinton Park is located approx 1.5miles to the north west of Ashford`s Town Centre and affords easy access to M20 junction 9, and benefits from public transport links to the Town Centre and International Train Station with regular services to London St Pancreas and the Continent. Also, within walking distance are the popular Godinton Park and Repton Park Primary Schools as well as the Chimneys pub & restaurant and Co op convenience store



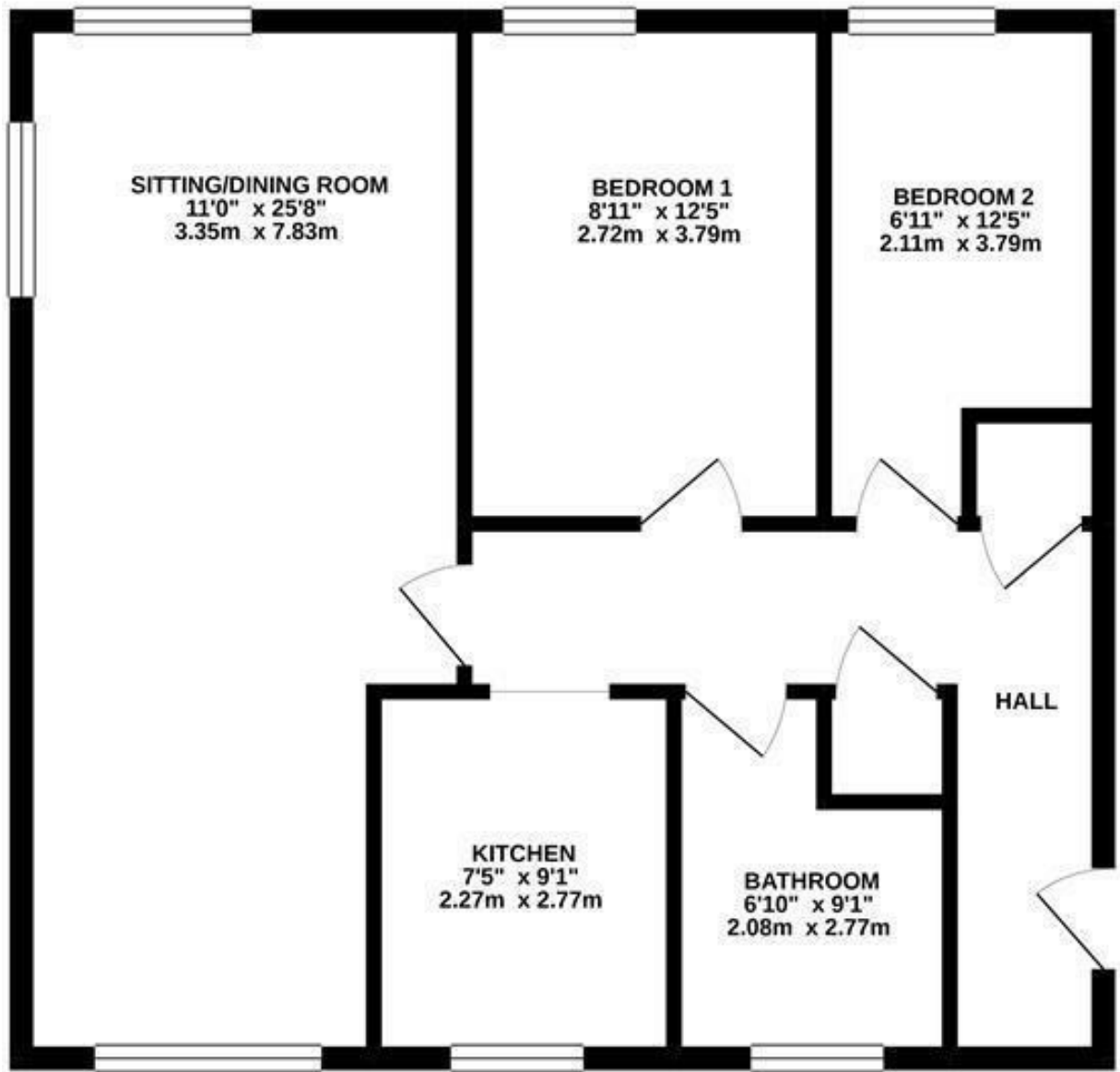
Situated above a small number of businesses is this well presented apartment, which offers a spacious large lounge with double aspect windows, flooding the room with natural light, boasting a prime space for a entertaining family & friends with plenty of space for dining & living room furniture. Located in the centre of the home is a separate kitchen with integrated electric oven and hob with plenty of work-surface space and free-standing fridge freezer too.

The family bathroom benefits from a shower over bath, wash hand basin & W/C along with a handy storage cupboard to stow away all those sanitary belongings - This bathroom services both bedrooms. The principal bedroom is light and airy, and well proportioned, across the hall you will find bed 2, another generous room, currently used as 2nd reception/snug or a handy 'office.' should you need to work from home. This flat also comes with additional loft space handy for storage. Externally the property offers an allocated parking space too as well as bin-store for residents use.

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Service charge: £113 approx pcm. Ground rent: £100 approx pa. Lease length: 95yrs approx remaining. Call Hunters, sole agents on to arrange your viewing.

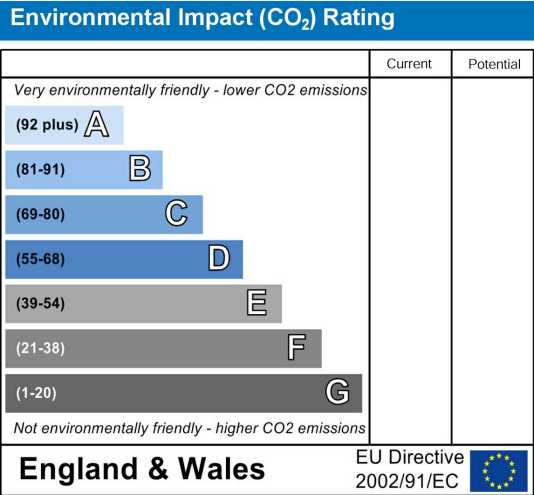
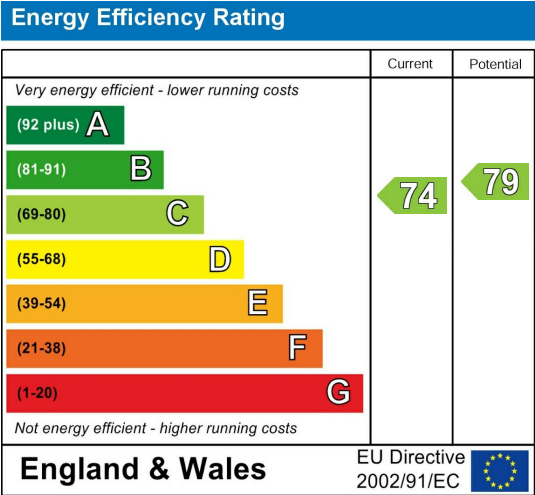
GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.
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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Tenure: Leasehold
Council Tax Band: B B

- Purpose built 2 Bedroom, Top Floor Apartment
- Situated in Godinton Park, Ashford
- Allocated space (1) parking to rear of the apartment block
- Two spacious bedrooms, 1 Double, 1 single
- Family bathroom servicing beds 1 & 2
- Generous reception room with dual aspect windows
- Lounge/diner offering ideal hosting space
- EPC Rating: C (74) Council Tax Band: B
- Lease length: 95yrs approx remaining
- Service charge: £1,355 approx pa. Ground rent: £100pa



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.